

PROVIDENCE PRESERVATION SOCIETY

Records of

Flat 16
Lot 535

#134
#136 POWER STREET....Wood
(moved from #33 Benevolent Street)

- 1852 INDENTURE: John Reynolds and wife Lydia Reynolds parties of the 1st part and Edwin Halsey Reynolds party of the 2nd part... Parties of the 1st part, lease for \$60 per year to Edwin H Reynolds party of the 2nd part, during term of the joint lives of John and Lydia Reynolds a certain lot of land bounded: N by Benevolent Street 45'; E by heirs of Solomon Townsend 80'; S by Jonathan Pike; W by John Reynolds...it being expressly understood that no building shall be erected or placed on or near the W/ly line of said Lot within 10' of the E/ly line of the Dwelling House standing on the other land of the said John Reynolds...DB 128.41
- 1853 Edwin H Reynolds lived at #33 Benevolent Street...Prov Directory
- 1864 Edwin Halsey Reynolds sells the above property to William Andrews with a Dwelling House and other improvements subject to the terms of lease from John and Lydia Reynolds to grantor (DB 128.41).... DB 168.19
- 1866 Property taxed to R Reynolds wife of Edwin H heirs and was in the Reynolds family until
- 1902 Helen E P and Elizabeth R Kendall taxed for property and until
- 1925 Property taxed to W B Martin
- 1928 Lawrence C Wroth taxed for property
- 1949 Property taxed to Brown University and moved from Flat 12 Lot 391 to #33 Benevolent Street to

#134 POWER STREET

Flat 16 Lot 535

1941 ~~Property taxed to Louis C Gerry~~

1954 ~~Brown University 1/9..I C Gerry 5/9~~

1955 ~~" " 8/9.. " " 1/9~~

1956 ~~Property taxed to Brown University~~

PROVIDENCE PRESERVATION SOCIETY

Records of

134 Power Street.....wood

Plat 16
Lot 535

Edwin Halsey Reynolds House.....1853
(moved from 33 Benevolent Street in 1949)

Street address: 1853-1949...33 Benevolent Street (Plat 12 Lot 391)
1949-1985...134 Power Street ..

1852 In April, John Reynolds and his wife, Lydia J. Reynolds, both of Providence leased to their nephew (see will of John Reynolds), Edwin Halsey Reynolds, of Providence, for the annual rent of \$60.00, paid in semi-annual payments of \$30.00 each, "a lot of land situate on the southerly side of Benevolent Street in said city of Providence and measuring on said street forty feet and holding the width of forty feet extends back southerly from said street about eighty-five feet, and is bounded on the north by said street, on the east by land of Solomon Townsend, on the south by land of Jonathan Pike and on the west by other land of said John Reynolds.....And the said party of the second part, his executors, administrators or assigns, shall also pay or cause to be paid in addition to said Annual Rent, all Taxes and Assessments of every kind that may be laid or assessed upon said demised lot during said term and upon the time and conditions as aforesaid....And the said parties of the first part, for the consideration of the sum of one dollar to them paid, by the aforementioned Edwin Halsey Reynolds the receipt of which said sum is hereby acknowledged and also upon and with the express understanding that said rent shall have been promptly paid in manner aforesaid. Do by these presents from and after the decease of the survivor of them, the said John Reynolds and Lydia J. Reynolds give, grant, sell and convey unto him, the said Edwin Halsey Reynolds, his heirs and assigns forever the afore described lot herein before demised, to have and to hold the same with all the rights and privileges thereof from and after the decease of the survivor of them, the said John Reynolds and Lydia J. Reynolds, to him the said Edwin Halsey Reynolds his heirs and assigns forever." (DB 128:41)

1853 On June 29, 1853, Mary Randall Andrews and Edwin Halsey Reynolds were married.

The house at 33 Benevolent Street was now built as the House Directory of 1953-54 reads:

Edwin Halsey Reynolds (Reynolds and Dodge) jeweller,
33 Dorrance, 33 Benevolent.

1859 On January 10th, Edwin Halsey Reynolds mortgaged his house at 33 Benevolent Street to William Andrews of Providence for the sum of \$2500.00. The mortgage was recorded on January 10, 1861. (Mortgage Book 20:402)

On December 18th, John Reynolds (uncle of E. H. Reynolds) died at the age of 87 years, leaving his widow, Lydia J. Reynolds as leasor of the lot at 33 Benevolent Street according to the lease. (Book of Vital Statistics)

1861 On January 2nd, Edwin Halsey Reynolds and his wife mortgaged the house at 33 Benevolent Street for six months again to William Andrews of Providence for one thousand dollars. This was registered on March 14th. (Mortgage Book 20:450)

Both of the above mentioned mortgages speak of the lease of the land with John Reynolds.

1864 On February 17th, Edwin Halsey Reynolds deeded his house and land to William Andrews of Providence for the consideration of five hundred dollars, but he and his family continued to live there according to the Providence House Directories. (DB 168:19)

1866 On February 10th at 12 noon, William Andrews deeded 33 Benevolent Street, house and land to Mary R. Reynolds, wife of Edwin Halsey Reynolds. (DB 173:161)

On February 10th at 12:05 p.m., a third mortgage was made by Edwin Halsey Reynolds with Henry Hidden for \$4386.15 for one year. (Mortgage Book 28:403)

1874 On September 19th, Lydia J. Reynolds died at the age of 82 years. (Book of Vital Statistics)

The land on which his house was built would now belong to Edwin Halsey Reynolds according to the original lease. (DB 128:41)

1878 On May 4th, an iron fence was added by A. Crowell. (catalog for Intentions to Build)

According to the Providence House Directories, Edwin Halsey Reynolds continued to live at 33 Benevolent Street with his wife and family until his death on July 24th. (Book of Vital Statistics)

1879 The Providence House Directory for this year shows Mary Randall Reynolds, widow of Edwin Halsey Reynolds, living at 33 Benevolent Street

Mary Randall Reynolds died on August 16, 1879. (Book of Vital Statistics 1851-1870)

**** The Providence House Directories give the following information for the period 1880 through 1883 for 33 Benevolent Street:

1880-81	Abigail Updike Reynolds
1882-83	Abigail Updike Reynolds
	Joseph Loudovic Reynolds

Abigail Updike Reynolds and Joseph Loudovic Reynolds were the children of Edwin H. and Mary R. Reynolds. (Book of Vital Statistics)

1883 Before June 30th, an addition was attached to the rear of the house. (Tax Ledger Series D - 7 - 476)

**** The Providence House Directories give the following information for the period 1884 through 1901 at 33 Benevolent Street:

1883-90... Abigail Updike Reynolds
Joseph Loudovic Reynolds
1892..... No listing

(Abigail Updike Reynolds is listed as boarding at 29 Benevolent Street)

1893-94... Miss Charlette O. Doyle
Miss Sarah E. Doyle

1895..... Leander Fenner, jeweller
Mrs. A. J. Fenner, dressmaker
Benjamin W. Barrows (boards)
John T. Peet, watchmaker (boards)
Asa F. Proctor, buyer (boards)
Harry W. Simmens, clerk (boards)
Charles H. Smith, bookkeeper (boards)
Guy H. Swift, clerk (boards)
Melville E. Trux (boards)

1896..... James Q. Dealey, Professor at Brown University
William C. Learned, Reverend (boards)
William S. Learned, student (boards)
1897..... William C. Learned, Reverend (boards)
William S. Learned, student (boards)
Frederick E. Whitaker, Instructor at Brown University (boards)

1898..... Luther B. Adams
Charles W. Adams (boards)
George W. Baylis, typewriter (boards)
Theron Clark, Brown University (boards)
John C. Lewis, manuf. jeweler (boards)
Frederick E. Whitaker, Instructor at Brown University (boards)

1899-1901 No listing

1902 On April 8th, Abigail U. Reynolds and Lucy W. Reynolds, both of North Kingston City, Washington, Rhode Island, sold and deeded to Helen E. P. Kendall and Elizabeth Redfield Kendall of Providence "that certain lot of land with all the buildings and improvements thereon, situate on the southerly died of Benevolent Street in said city of Providence..." (DB 447:194)

On September 4th, Helen E. P. Kendall deeded her half to Elizabeth Redfield Kendall. (DB 451:139)

**** The Providence House Directories indicate that Helen E. P. Kendall and her daughter, Elizabeth Redfield Kendall, lived at 33 Benevolent Street during the years 1902 through 1924.

- 1924 On April 24th, "Elizabeth Redfield Kendall was struck and killed by an automobile operated by Harry F. Weaver of East Providence. She stepped into the path of the car and therefor the accident was unavoidable." The settlement was \$1700.00 and her mother, Helen E. P. Kendall was sole heir. (Probate Book 203:159 and Book 204:276)
- 1925 On April 8th, Helen E. P. Kendall deeded the property to Annie W. B. Martin. (DB 670:389)
- 1926 On September 3rd, Annie W. B. Martin of Providence, leased to Maynard K. Yoakam for the period of four years, the house and grounds at 33 Benevolent Street for the sum of \$1800.00 to be paid in equal monthly payments of \$150.00 each. (DB 691:125)
- 1928 On October 24th, Annie W. B. Martin of Providence (widow of Frank H. Martin, partner in Martin & Hall, architects) died, bequeathing everything to her daughter, Maude Martin Studley wife of William L. Studley of Jamestown, Rhode Island. (Will Book 229:571-572 and Book 232:360)
- **** The Providence House Directories list the following information for the years 1929 through 1936 for 33 Benevolent Street:
- 1929-30... Maynard K. Yoakam
 1931-32... Vacant
 1933..... Edith V. Holman
 1935-36... William L. Studley and wife, Maude
- 1936 On November 13th, William L. Studley and his wife, Maude Martin Studley, deeded the house and land to Lawrence C. Wroth (Head Librarian of the John Carter Brown Library) and his wife, Barbara P. Wroth. (DB 793:330)
- **** The Providence House Directories list the following information for the years 1937 to 1948 for 33 Benevolent Street:
- 1937-48... Lawrence P. Wroth and wife, Barbara
- 1948 On July 27th, Lawrence P. Wroth and his wife, Barbara, deeded the house and land to Brown University in Providence. (DB 941:186)
- **** The Providence House Directory for the year 1949 lists Paul F. Mackesy as the inhabitant of 33 Benevolent Street.
- 1949 The house has been dropped from the Tax Assessors cards as of June 1949 from the Benevolent Street listing.
- The house was bought by Philip D. Creer, architect, to be moved from the land.

The following information, dated 1921 to 1949, concerns Plat 16 Lot 535, the lot at 134 Power Street to which the house from 33 Benevolent Street was moved.

1921-22 On December 31, 1921 and recorded on January 3, 1922, The Beverly Land Co. of Providence deeded to the Mary C. Wheeler School, Inc. of Providence "That certain tract of land situated in the easterly part of the said city of Providence on the northerly side of Power Street, being lots #3, 4, and 5 upon a certain plat entitled 'Plat of Land on Power, Hope and Brook Streets belonging to the estate of Mrs. E. A. Gammell' made by W. H. G. Temple, April 1898 and recorded in the office of the recorder of Deeds of said City of Providence in Book 25, page 18, Card #742 to which said plat further reference is hereby had and made. Said lots contain 28,092 square feet of land more or less. (The consideration was) \$250.00 plus other valuable considerations." (DB 611:464)

1946

On December 2nd, The Mary C. Wheeler School, Inc. of Providence deeded to Brown University in Providence in the state of Rhode Island "that certain tract of land...card #742. Said lots together form one tract containing 28,092 square feet of land more or less, bounding southerly on Power Street 186.57 feet; easterly on land now or lately of Philip B. Simmonds and wife 150.26 feet; northerly in part on land now or lately of A. Trowbridge Horton, in part on land now or lately of the Rhode Island Mansion Co., in part on land now or lately of William F. Bowen and wife and in part on land now or lately of Owen Reynolds and wife in all 186.57 feet more or less; and westerly in part on land now or lately of Frances T. Redalvicz, in part on land now or lately of Theresa G. Bregan and in part on land now or lately of Adeline Teelis, in all 150.88 feet more or less." (DB 911:182)

1949

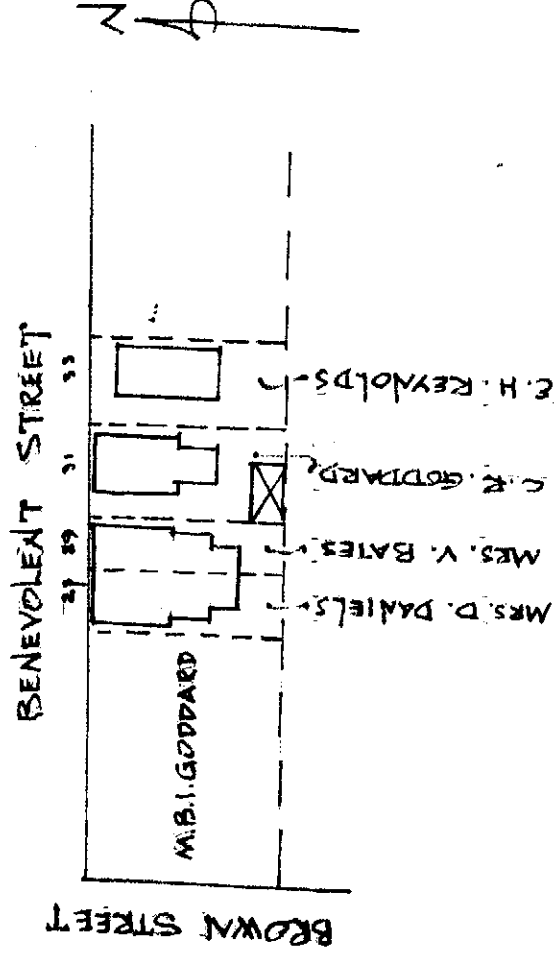
Brown University in Providence in the State of Rhode Island deeded to Philip D. Creer of Providence on July 6th and it was recorded on July 8th, this same parcel of land. "Said parcel is further bounded and described as follows: Beginning at a point on the northerly line of Power Street 100 feet easterly from the easterly line of Brook Street, thence easterly bounding southerly on Power Street 126.57 feet to a point; thence northerly in a line parallel with and distant 6.57 feet easterly from the westerly line of said lot #3, 150.46 feet more or less to land now or lately of Rhode Island Mansion Co.; thence westerly bounding northerly in part on the last named land in part on land now or lately of William F. Bowen

and wife, and in part on land now or lately of Michael L. Sullivan about 126 feet to land now or lately of Benjamin Dubinsky and wife; thence southerly bounding westerly in part on last named land, in part on land now or lately of Theresa G. Brogan, and in part on land now or lately of Adeline Teolis 150.88 feet to Power Street and the point of beginning." (DB 954:88)

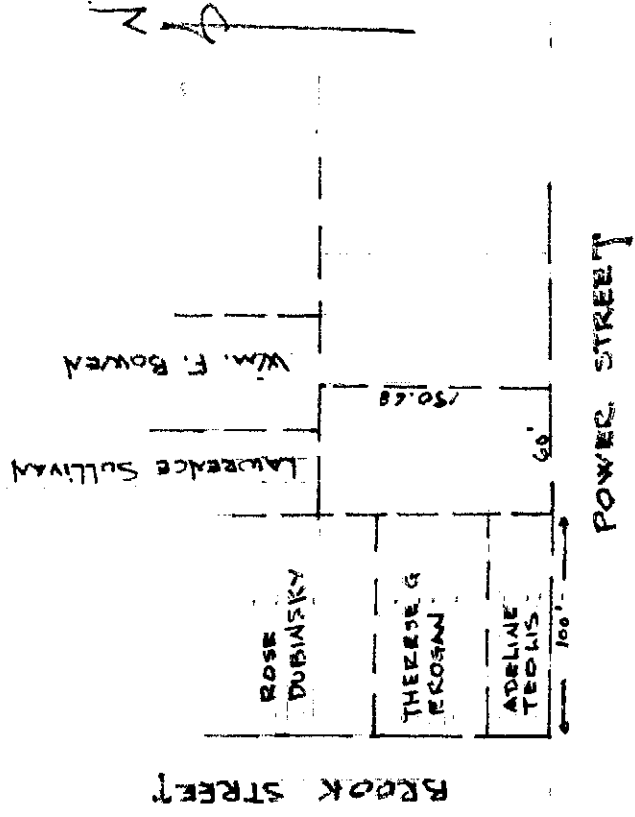
- 1949 On July 14th, permit #882 was issued by the building inspector for Sam Vigliotti to build a foundation at 134 Power Street. (Book 16:535)
- On July 19th, Permit #5 was issued for the Pelletier Co. to move the house from 33 Benevolent Street to 134 Power Street to be used as a one-family house.
- 1951 The first listing in the Providence Directory for 134 Power Street appears in this year. The inhabitant is listed as Mason T. Parker.
- 1955 On October 20th, Philip D. Creer deeded to Philip D. Creer and his wife, Cleon A. Creer, tenants in common the lot known as "lot #5 on that Flat of Land on Power, Hope and Brook Streets belonging to the estate of Mrs. E. A. Gammell" and the building thereon. (DB 1042:479)
- 1956 Philip D. Creer and his wife, Cleon A., of the City of Austin, County of Travis, State of Texas deeded this lot and buildings to Herman Kabat and his wife, joint tenants, of East Greenwich County of Kent, Rhode Island on August 3rd and it was recorded on August 31st. (DB 1054:312)
- 1957 On November 19th and recorded on the 20th, Herman Kabat and his wife, Sarah deeded the lot and buildings to The Sisterhood of the Holy Nativity in the City of Providence. (DB 1071:338)
- 1983 On May 3rd and recorded on the 20th, The Sisterhood of the Holy Nativity in the City of Providence deeded the lot and buildings to Thomas C. Platt and his wife, Aline, tenants by entirety, of Providence. (DB 1244:478)

Prepared by

Barbara T. Aldrich
March 1985



from ATLAS of CITY of PROVIDENCE 1875
NOT TO SCALE



from DEED BOOK 1071-338
NOT TO SCALE

Joseph Reynolds Family of Wickford, Rhode Island

Joseph Reynolds

John
(1772-Dec. 18, 1859)
m. Aug. 7, 1842
Lydia J. Armington
(1792-Sept. 19, 1874)

Joseph
m.
Abigail Updike

Edwin Halsey
(1810-July 21, 1878)
m. June 29, 1853
Mary Randall Andrews
(1820-Aug. 16, 1879)

Alfred Joseph

Abigail Updike
(Apr. 15, 1854-)

Lucy Waite
(Jan. 15, 1857-)

Joseph Lodowick
(Feb. 1, 1861-Jan. 15,
1914)

m. July 3, 1889
Eleanor C. O'Brien

1810 Edwin Halsey Reynolds born probably in Wickford (Will of E.H.R.)

1848 Edwin Halsey Reynolds first mentioned in Tax Books (no Real.
only Per. of \$1000)

1852 Edwin H. Reynolds first taxed for Real. (lease) of \$4100.

1853 On June 29th, Edwin Halsey Reynolds and Mary Randall Andrews
were married. (Book of Vital Statistics)

The house at 33 Benevolent Street was present. (House Directory)

1854 On April 15, a daughter, Abigail Updike Reynolds was born.
(Book of Vital Statistics)

1855 On August 1st, Edwin Halsey Reynolds with a bid of \$100.00
was the highest bidder for a peice of property on the northerly
side of Cady Street. (DB 140:255)

1857 On January 15th, a second daughter, Lucy Waite Reynolds was
born. (Book of Vital Statistics)

1859 On December 18th, John Reynolds died. He left to his two
"nephews, Alfred Reynolds and Edwin Halsey Reynolds, the sons
of my brother Joseph, for and during the time of their natural
lives, the income profits and dividends of all my bank stock
in the Merchants Bank in this city and to the survivor, the
share of the legatee first deceased." Alfred and Edwin Halsey
Reynolds were the executors of this will. (Will Book 18:501)

1861 On February 1st, a son, Joseph Lodowick Reynolds was born.
(Book of Vital Statistics)

1873 On June 8th, Edwin Halsey Reynolds bought Lot #220 on Irving
Avenue for \$5000.00. (DB 246:463) (Plat of Moses Brown Farm
surveyed and platted Jan. 1870 by C. E. Paine)

On June 18th, Edwin Halsey Reynolds purchased lot #154 on
Irving Avenue for \$5000.00. (DB 246:461)

On the same date he bought a lot on the southeast corner of Wayland and Irving Avenues. (DB 247:374)

On July 1st, he also purchased a lot on Pavilion Street. (DB 247:375)

1874 On April 30th, Edwin H. Reynolds purchased a lot on Burnett Street. (DB 246:459)
On September 10, he purchased a lot on Congress Avenue. (DB 248:422)

Also, he bought lots #220, 221, and 222 on the corner of Burnett and Bucklin Streets on "Plat of Locust Grove estate" These seven lots, purchased in 1873-74, were all recorded on June 13, 1874.

On September 19th, Lydia J. Reynolds died. (Book of Vital Statistics)
According to the original lease, Edwin Halsey Reynolds now owned the land upon which his house was built. (DB 128:41)

1878 On July 21, Edwin Halsey Reynolds died at the age of 68. (Probate Book A12186, 12497)

1879 On August 16th, Mary Randall Reynolds died. (Book of Vital Statistics)

1880-
1881 Abigail Reynolds continued to live at 33 Benevolent Street. (House Directories)

1882-
1889 Miss Abigail was joined by her brother, Joseph Lodowick Reynolds, living at 33 Benevolent Street. (House Directories)

1889 Joseph Lodowick Reynolds and Eleanor C. O'Brien were married on July 3rd. (Book of Vital Statistics)

1890-
1891 Miss Abigail lived at 33 Benevolent Street by herself again. (House Directories)

1892-
1893 Miss Abigail boarded at 29 Benevolent Street while renting her own house at 33 Benevolent. (house Directories)

1894-
1900 Miss Lucy Waite Reynolds joined her sister, Abigail Updike Reynolds, and they boarded at 53 Waterman Street. (House Directories)

1901-
1903 Miss Abigail and Miss Lucy moved and boarded at 24 George Street. (House Directories)

Joseph Reynolds Family

page 3

1904-

1907 Miss Lucy Reynolds boards at 24 George Street. Miss Abigail is not mentioned. (House Directories)

1908-

1910 Miss Abigail and Miss Lucy board together once again at 24 George Street. (House Directories)

1911

Miss Abigail Reynolds is "removed to Wickford" and Miss Lucy Reynolds continues to board at 24 George Street. (House Directories)

1912

No mention is made of either one.

ANDREWS

(From Business and House Directories)

- 1850 - '69 Andrews, William (mason) house 32 Benevolent St.
William F. (mason)
- 1870 - '71 Andrews, William (mason) house 32 Benevolent St.
William F. (mason) house 32 Benevolent St.
William 2nd (bookkeeper) National Eagle Bank, boards 32 Benevolent
- 1872 - '79 Andrews, William house 32 Benevolent St.
William F. (mason) house 32 Benevolent St.
William 2nd (bookkeeper) National Eagle Bank, bds. 32 Benevolent
- 1880 - '82 Andrews, William house 32 Benevolent St.
William F., agent 107 Dorrance St, house 57 Charlesfield St.
(note: 107 Dorrance St - "Heirs of E.H.Reynolds, platers)
William 2nd, assistant cashier National Eagle Bank,
boards 57 Charlesfield St.
- 1886 Andrews, William (32 Benevolent St) died April 25, 1885
(son of John and Patience) 88 years.
In his will he mentions "four children", but gives
only the names of two ; William F. and Cyrus F.
(Will Book 30 - 323)

WAS MARY BARRETT ANDREWS A SISTER

DODGE

- 1850 - '53 Dodge, E. Spencer (Reynolds & Dodge) jeweller, 32 Pine Street,
house 51 Stewart Street
- 1861 - '64 Dodge, E. Spencer (Reynolds, Dodge & Co.) Jewelry manf. Friendship
cor. of Dorrance, house 329 Broad St.
- 1865 - Dodge, E. Spencer (Reynolds, Dodge & Co.) Jewelry manf. Friendship
cor. of Dorrance, house 11 Claverick.
- 1868 - '69 Dodge, (E. Spencer) & Rathbun (William W.) manf. Jewellers
51 Friendship St., house 186 Friendship St.
- 1870 Dodge, E. Spencer, jeweller, house 20 Cooke Street.
- 1871 - '73 Dodge, E. Spencer, (Wm. Smith & Co.) 118 Dorrance St., house
20 Cooke St.
(Wm. Smith & Co. - John Smith, Otto C. Lenz and E.S. Dodge
manf. jewelers, 118 Dorrance)
- 1874 - '77 Dodge, E. Spencer house 52 George Street
- 1889 - '92 Dodge, E. Spencer (Dodge & Adams) 40 Clifford St., house - 18 Angell
- 1893 - '94 Dodge, E. Spencer (Dodge & Adams) 40 Clifford St., house - 84 Prospect
- 1895 Dodge, E. Spencer died August 26, 1894

(1879 - Nov. 2, Mary Dodge, wife of Edwin, died. 42 years.

(From Business and House Directories)