

PROVIDENCE PRESERVATION SOCIETY

Records of
#100 PROSPECT STREET

Plat 10
Lot 190

Built 1902-1905...By Henry S Sprague

In 1847 the Reverend Alva Woods, father of Marshall Woods lived in a brick house at the N/W corner of Prospect and Bowen Streets which was later #98 Prospect Street. (see map) His son was named executor of his father's estate in the senior Woods' will of 1871. In 1899 Marshall Woods left $\frac{1}{2}$ of his estate to Marshall Woods jr, naming John Carter Brown Woods executor. In the Providence Directory a George A Littlefield occupied this house for several years (#98 Prospect Street) being last listed in 1901. Supposedly at about this the house was burned since there is no building listed, either #98 or #100 Prospect Street until 1905.

1902 John Carter Brown Woods, trustee u/w Marshall Woods, sells for \$11,786.52 to Henry S Sprague of Providence, grain dealer, that lot of land, bounded: (see map), together with the right of way to pass and repass by foot, horse, or vehicle to Lloyd Avenue....Deed Book 446.114 *

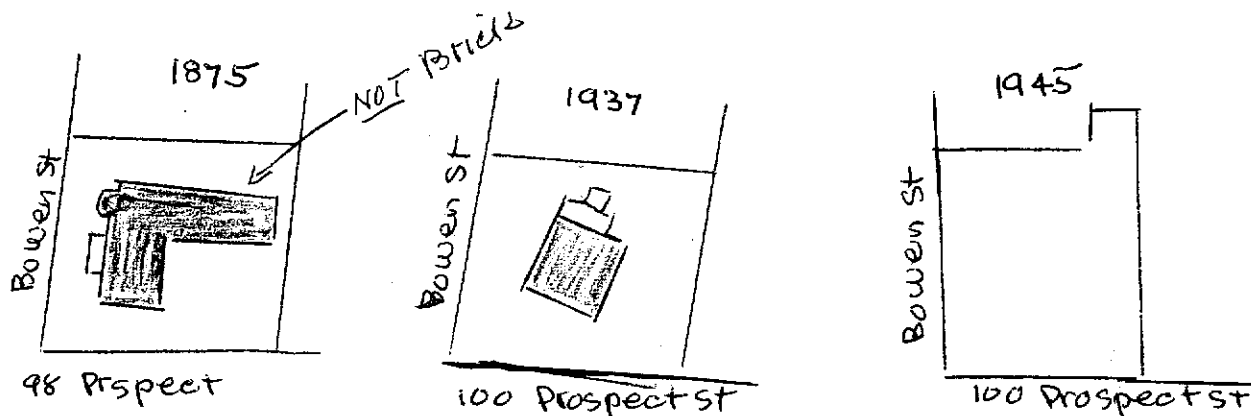
1905 Henry S Sprague listed here for the 1st time in the Prov. Directory #100 Prospect

1929 Alida E S Whitmarsh and James C Marble, executors u/w Henry S Sprague sell to John R Dennis and Bertha R Dennis, his wife, that lot of land with all buildings and improvements thereon, being the same premises that were conveyed to said Henry S Sprague by John Carter Brown Woods individually and as trustee u/w Marshall Woods...Deed Book 735.496

1941 Property taxed to Bertha R Dennis widow of John R Dennis.

1946 Bertha R Dennis, widow of John R Dennis sells to Mary V Maguire that tract of land with all buildings and improvements bounded: E by Prospect Street 110'; S by Bowen Street 98.05'; W by Cornelia Wilkins 98.32'

1954 Mary V Maguire sells the above property to Michael DiMaio and wife Livia DiMaio....Deed Book 1023.214. Bounded: E by Prospect St 110'; S by Bowen St 98.05'; W by Cornelia Wilkins, also S by sd Wilkins 10'; N by 10' gangway. DB 1023.214 (see map)



Mary A Gowdey
October 1974

* over

July 25, 1988

The 1974 research is fine.

The only new data found is as follows:

1889 Tax Ledgers show a Land value of \$6,528
Building value of 3,000
\$9,528

1902 February 1. Recorded in Deed Book 446.114 J.C.B. Woods transferred the property to Henry S. Sprague for \$11,786.52. The value could have increased \$2,258.52 in the 13 years between 1889 and 1902. Because of these figures it appears Woods sold the property with the house standing; but the deed mentions only the lot being transferred. (\$11,000 seems to be a very high price for a lot this size in 1902).

March 25. Building Permit #214 was issued to Henry S. Sprague to build a 2 story dwelling. Estimated cost was \$15,000.

1903 Tax Book does not give a breakdown of land and building value; but it gives the total value of Plat 10, Lot 190 as \$28,260.

\$11,786.52 Purchase Price
plus 15,000.00 Estimated Building Cost
\$26,786.52

I can't prove whatever happened to the first house but, in any event, Sprague had his new house built in 1902.

Prior to 1902 Sprague's address was 128 Broad Street. His business was located in the Industrial Trust Bank building. Directories list him as being in the grain business.