

PROVIDENCE PRESERVATION SOCIETY

Records of

395 So. Main St.

Earle Block

c. 1870

Plat 16  
Lot 41

1794 Deed Book 23 page 375

On June 23, 1794 Granted by Nicholas Brown and Thomas Poynton Ives of Providence, Merchant Bank, Ann Brown and Hope Ives to Samuel Butler Jr., Weaton and Richard Jackson, Jr. Merchant Bank of Providence as tenants in Common property described as follows:

"One certain lot of land with a store thereon standing situated in that part of Providence and butted and bounded as follows: to wit begining at the NE corner and at a lot of land with a dwelling houses thereon standing late belonging to John Aplin and Elizabeth his wife: thence southwesterly on the Main Street 60 degrees to a gangway 52 degrees thence westerly bounding southwesterly on said gangway to the channel; thence northwesterly bounding westerly with the channel 60 degrees: thence on a straight line bounding northwesterly on said lot of John Aplin and Elizabeth his wife to the first corner: it being the same lot of land which the grantors purchased of Edward Thurber by Deed bearing date the 1st of February.....1794... in Deed Book 23, page 314. . Together with all the buildings and improvements on said lot standing and being expecting the engine houses belonging to the said Town of Providence, and a blacksmith's shop belonging to Joseph Davenport."

1850 The following transactions are the beginning of what we know as the Earle Block.

May 18 Deed Book 118 page 187 recorded May 31, 1850. Consideration of \$10,000 paid to grantor Alexander Duncan and his wife Sarah Duncan of Providence, from grantee Amey Ann Earle and Cornelia A. Earle as tenants in Common.

Lot of land bounded:

East by So. Main St. 60'  
North by land of Benj. D. Earle & George B. Earle  
West by Channel of river  
South by a gangway

Property inherited by Sarah Duncan from her father and brothers, and partly purchased from Seth Wheaton & Richard Jackson, Jr.

AND- Being lot purchased by Wheaton & Jackson & Samuel Butler (father of Sarah Duncan). Purchased from Nicholas Brown and Thomas P. Ives. 23 June 1794 DB 23: 375

- 1850 Deed Book 126, page 120, transfer of June 28, 1850, Recorded Prov. City Hall Jan. 15, 1852, From Grantor Anthony Dexter and wife Mary Ann Dexter of Providence to George B. Earle and wife Cornelia of Providence. Lot of land with buildings and improvements on West-~~erly~~ side of So. Main St., begining on So. Main 10' So. of Mansion House of late Capt. Joseph Tillinghast; thence 30' to land of Thomas Burgess, holding that width extends back westerly 68' to a gangway and interest to that gangway.  
Conveyed to Mary Ann Dexter by James Wheaton, administrator of estate of John P. Sheldon, Nov. 3, 1845. DB 97:230  
Deeded to Benjamin D. Earle, 15 Jan. 1852, in Trust and for \$100. - for benefit of Anthony Dexter and Dexter's children: Alice D. Brown, wife of George W. Brown, to Abby A. Kent, wife of Thomas Kent, to Albert G. Dexter, to Mary D. Humphreys, wife of Joseph H., to Louisa M. Brown, wife of Edwin H., and to Adeline A. Burroughs, wife of Charles H.
- 1851 Deed Book 124, page 249, Sept. 22, recorded at 4:25 p.m. Grantor Benjamin D. Earle and wife Amey Ann Earle, George B. Earle and wife Cornelia A., all of Providence to James H. Mumford of Providence. Consideration of \$10,000. Land bounded as follows:  
On the East by So. Main St. 60'  
On the South by a gangway  
On the West by a channel of river  
On the North by the land of Grantors  
Conveyed to Amey Ann Earle and Cornelia A. Earle by Alexander Duncan and wife Sarah. May 14, 1850 Deed Book 118:187
- 1851 September 22. time 4:30 p.m. Deed Book 126:1 Consideration of \$10,000. James H. Mumford of Providence back to Benjamin D. Earle and George B. Earle of Providence.
- 1851 Providence Probate Will A 7015 and Probate Docket 67 Will dated Sept. 20, 1851. Benjamin D. Earle left personal property to widow Amey Ann. Children listed as: Sophronia  
Newton d. March 9, 1903  
Martha  
Benjamin M.  
Brother; George B. Earle  
Heirs at law of Benjamin D. Earle listed as: Amy N.S. Ladd, Walter B. Snow, Earle Brown, Susan Brown, all of Providence; and Maria Mulligan of Springfield, Earle Lancaster of Brookline, and John Lippitt Ladd.

395 So. Main Street (Page 3)

- 1854 Tax Ledger: B. D. and G. B. Earle. Plat 16 lot 41. Value of land \$5,465. . . . Value of Building \$600.
- 1857 This building (present) not shown on Atlas
- 1872 Tax Ledger: George B. Earle and wife 1/2. . . Plat 16. . . Lot 41. . . Value of Land \$2943. . . Value of Building \$12,500. . TL C 2. 433
- 1875 This building shown on Atlas
- 1880 June 1, 1880 - Intentions  
"To build new front to building now located on 274 So. Main, corner of James on estate owned by heirs of George B. Earle, said building is to be used for stores and it is to be built by Joseph Marksby, estimated cost \$50.  
Signed by Joseph Marksby  
Charles R. Earle, Trustee, 25 Westminster
- July 20, 1881 - Intentions  
"To make alterations to building located at 257 So. Main St. on George B. Earle Estate; said building is to be used for stores and business purposes. . .  
Estimated cost \$100.  
Estate of George B. Earle / J. D. & C. R. Earle, Administrators
- 1881 Property taxed to Benjamin D. and George B. Earle
- 1887 Benjamin B. Earle taxed for this property.
- 1889 Said to be used as "Old Working Men's Home"
- 1915 Property taxed by James Hill and I Gifford Ladd, trustees for Benjamin Dexter Earle, widow and heirs.
- 1922 Brown Estate taxed for this property
- 1929 Earle Brown Estate taxed for this property
- 1940 D.B. 830, page 259 - on June 7, 1940 Springfield Safe Deposit & Trust Co., trustee for Maria S. Mulligan, late of Springfield (deceased). Grant to John Lippett Ladd of Wellsby, land with buildings and improvements on Lot 41, Plat 16, corner of So. Main and James Streets.
- 1940 D.B. 832:109 June 7 Springfield Safe Deposit & Trust Co. as

trustee of Maria S. Mulligan, late of Springfield, grants to Andrew J. Finan of Providence, land with buildings and improvements on Lot 41, Plat 16.

- 1940 D.B. 832 : 110 June 5, Grace W. Snow, widow of John Lippitt Ladd of Wellsley, Mass., and Earle Lancaster (single) of Boston, and Susan Brown--Grant to Andrew J. Finan of Providence the same property as previously described.
- 1940 D.B. 832 : 124 June 12 Andrew J. Finan grants to Walter A. Carlton and Margaret M. Carlton, both of Providence, as joint tenants that same property previously mentioned.
- 1947 D.B. 913 : 444 January 28 Ira and wife Rose A. Riffkin, and David Rome and wife Rose L. Rome, all of Providence, grant to Carlton Wright Plumbing Supply Co. of Providence property at the corner of So. Main & James. No revenue stamps required.
- 1947 Property taxed to Carlton Wright Plumbing Supply Co.  
to  
1955
- 1955 D.B. 1043 : 195 October 22 Carlton Wright Plumbing & Heating Supply Co. Grant to Louis Kirshenbaum and Isidore Kirshenbaum as joint tenants land and buildings on the corner of So. Main and James Streets described as Lot 41
- 1958 D.B. 1083 : 238 November 8 Louis Kirshenbaum (wife Frances) and Isidore Kirshenbaum (wife Sylvia) of Providence grant to Ira Riffkin and his wife Rose Riffkin both of Providence as tenants by entirety that same parcel of land on the corner of So. Main and James Streets.
- 1968 December 10 D.B. 1150:824 Ira Riffkin and wife Rose Riffkin of Providence grant to Providence Redevelopment Agency land with all buildings and improvements at the corner of So. Main and James Sts. known as Lot 41, plot 16 with rights to So. Main St., James St., and Gangways and alleys.
- 1969 D.B. 1151:641 to 742 February 14. Acquired by the Providence Redevelopment Agency through the power of eminent domain as part of the East Side Renewal Project No. R.I. R. 4. certain various properties known as Plat 16 South Main Street.

- 1977 D.B. 1200 : 951 June 21 - recorded Aug. 22  
Providence Redevelopment Agency grants to Sulzberger, Rolfe Inc. of New York and Plantations Associates, an unlimited partnership.  
Buildings use specified in Redevelopment Plan of March 31, 1965
- 1977 Deed conveyed May 24, 1977. Recorded June 18, 1979 3:44 p.m.  
Sulzberger, Rolfe Inc. of N.Y. and Plantations Associates, a R.I. unlimited partnership grants to Andrew Mitreus and Diane his wife as tenants by entirety.
- 1977 D.B. 1207 : 632 May 24 Plantations Associates of R.I. to Frank D'Orio
- 1978 Frank D'Orio of Providence to Richard J. Deeble 16% interest in lot with buildings at corner of Doubloon St. and So. Water St.  
D.B. 1207 : 637
- 1979 D.B. 1210, pages 953-976  
Partnership Agreement of Richard J. Deeble of Green and Myron L. Eastwood of Warwick as East-Dec Realty Associates.
- 1980 D.B. 1219 : 381 April 4  
Andrew Mitreus and wife Diane grants to L & L Associates of 2 Thomas St., Providence land and buildings at the corner of So. Main and James Sts. with various agreements, witnesses Roul L. Lovett and Stephen G. Linder.
- 1982 D.B. 1239 : 630 April 9  
L & L Realty grants to Raul L. Lovett of Providence two parcels as described. Received from Andrew and Diane Mitreus.
- 1982 D.B. 1239 : 633 November 2 Raul L. Lovett, duly authorized agent of L & L Realty of Providence grants to Lovett, Morgera, Scherrin and Gallogly, Ltd., a R.I. corporation two parcels of property known as 395 So. Main St.
- 1982 D.B. 1239 : 636 November 2 Lovett, Morgera, Scherrin and Gallogly, a R.I. corporation in Providence grants warranty deed to Earle's Block Associates a partnership at 12 James St., Prov.

CITY DIRECTORIES

- 1881 Continental Steamboat (Messenger)  
C. H. Pope & Co.  
Wilson & Earle h. 219 Friendship St.
- 1882 Continental Steamboat Purser  
C. H. Pope Co. removed to NYC  
Wilson & Earle
- 1883 Continental Steamboat Purser  
Mrs. W. Earle h. 275 S. Main St.
- 1884 Wilson & Earle  
Mrs. William Earle
- 1885 Providence Steamboat Co., S.W. Hall, Agent  
to Benjamin Earle, Money Developer  
1891 George B. Earle, tailor
- 1892 Providence Steamboat Co.  
Mary Alice Earle
- 1893 Providence Steamboat Co.  
Max and Morris Newhoff & Sons. Clothing  
Michael A. Doyle, liquors  
Max Perlow, peddler  
Mary Alice Earle, widow  
(Previous to this date 395 So. Main was known as 267 to 275)
- 1895 Same as above with the addition of Mary Arnold
- 1896 Isacc Mechalovitz, clothing  
to Providence Steamboat Co.  
1900 Miss Mary S. Arnold, residence  
Mary Alice Earle, residence
- 1901 Providence Steamboat Co.  
& Miss Mary S. Arnold  
1902
- 1903 Providence Steamboat Co.  
to John B. Enos, barber  
1908
- 1909 Mrs. Margaret Keyes, Eatinghouse  
Charles Imbruglio, barber

- 1911 Harry Galitsky, shoemaker  
to  
1920
- 1921-22 Manuel Perry, barber
- 1923-26 Robert W. Noonan, barber
- 1927-30 Abraham Scheck, Furniture
- 1931-32 George R. Mulholland, Mattresses  
Abraham Scheck, Furniture
- 1935-37 Richmond Sheet Metal Supply Co.
- 1938 No tenants listed
- 1939-40 Narragansett Metal & Supply
- 1941-47 Carlton Plumbing Supply Co.
- 1948-69 Carlton-Wright Plumbing Supply Co.
- 1970-82 Tenants not listed in City Directories. Building currently  
occupied by a restaurant, a computer center, and others.

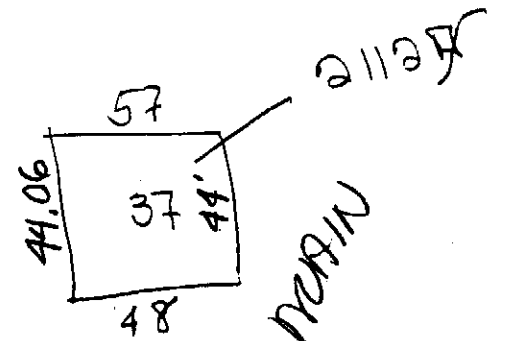
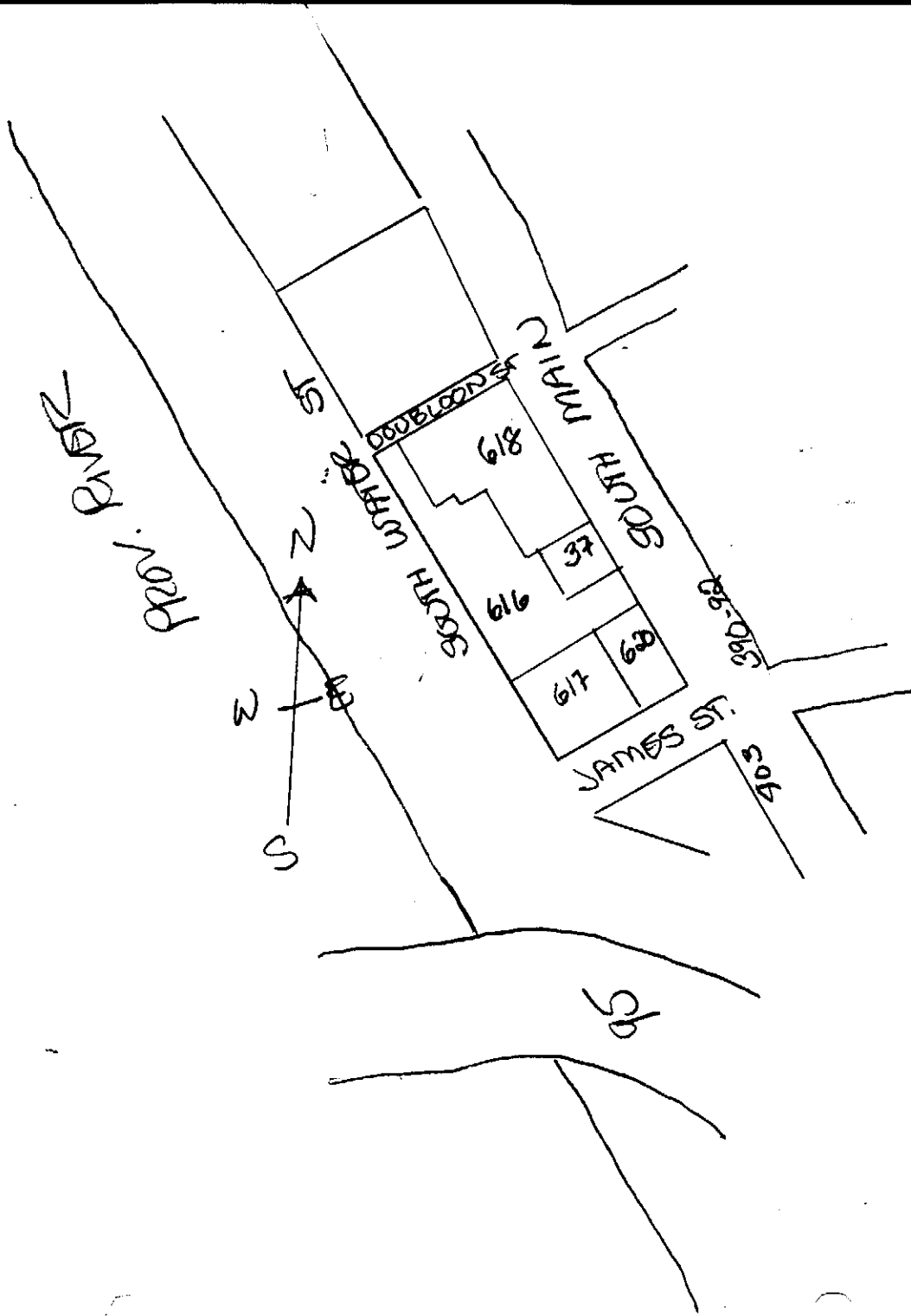
Prepared by:  
Ann C. Street  
Carole B. Pace

October 1983

PLAT 16 LOT 620

DEC. 31, 1981

620 = 2831 sq



50 MAIN

63.91'	80.11'	40.70'
617	70.33'	620
80.68'		40.34'

5800 sq 2831 sq



PROVIDENCE PRESERVATION SOCIETY

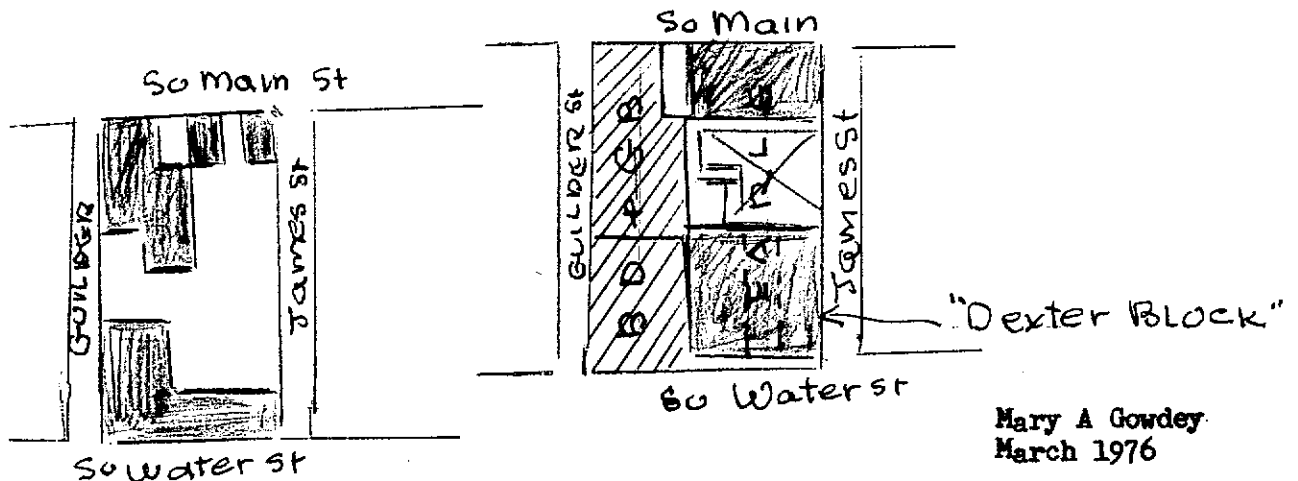
Records of

#395 SOUTH MAIN STREET

Built 1872...By George B Earle

Plat 16  
Lot 37  
(formerly Lot #41)

- 1854 TAX LEDGER: Benjamin D and George B Earle...Plat 16...Lot 41... Value of land \$5465...Value of Buildings \$600...TL A.1272
- 1857 THIS building (present) not shown on map. (see map)
- 1872 TAX LEDGER: George B Earle and wife ( $\frac{1}{2}$ )...Plat 16...Lot 41...Value of Land \$2943...Value of Building \$12,500...TL C 2.433
- 1875 THIS building shown on map. (see map)
- 1881 Property taxed to Benjamin D and George B Earle
- 1887 Benjamin B Earle Taxed for this property
- 1889 Used as "Old Working Men's Home
- 1915 Property taxed by James Hill and I Gifford Ladd, trustees for Benkamin Dexter Earle widow and heirs.
- 1922 Brown Estate taxed for this property
- 1929 Earle Brown Estate taxed for this property
- taxed
- The following persons for this property in the years designated:
- 1947 Carlton-Wright Plumbing Supply Company
- 1955 Louis & Isadore Kirshenbaum
- 1958 Ira Riffkin and wife Rose
- 1968 Providence Redevelopment Agency...(Deed Book 1150.824)
- 1972 DROPPED into Lot 37...(Plat 16)



Mary A Gowdey  
March 1976