

PROVIDENCE PRESERVATION SOCIETY

Records of
#182-184 Waterman Street...wood
ca. 1866

Plat 14
Lot 542

The existing structure was built on property that had been purchased from Dr. Samuel Boyd Toby who was acting as Trustee for Anna A. Hoppin, wife of Thomas V. Hoppin of Providence. (Deed Book 167:450). By 1865 the property was part of a larger parcel owned jointly by Edward A. Cutler, who owned a full half share, and Jesse Burditt and Richard F. Green who shared the other half. At the time the house was built the lot was the property of William P. Vaughan. The first identifiable occupant was Edward A. Cutler, who resided at #182 Waterman from 1867 until 1879.

- 1865 "Plat of Land on Waterman, Ferry and Ives Streets; Made for Adjoining Owners October 27, 1865, by C.E. Paine". This plat map was not recorded until April 11, 1896, in Plat Book 4 page 47, and on Plat Card 708. The plat designates the lot at the corner of Ives and Waterman as Lot #16 and gives its dimensions as 88.67' on Waterman and 215.10' on Ives. The property was jointly held, Edward A. Cutler holding one full half and Jesse Burditt and Richard F. Greene sharing the other half. In a deed of October 18, 1865 Edward A. Cutler had conveyed the second half of the property to Burditt and Greene. (Deed Book 170:147).
- 1866 Two deeds executed in this year transfer title on the property to William P. Vaughan. On the 5th of April Edward A. Cutler conveyed "sixteen lots of land situated in the easterly part of...Prov. numbered from 1 to 16 inclusive" as delineated on the above plat to William P. Vaughan for the sum of \$5,000.00. (Deed Book 170:200). On the 31st of May Jesse Burditt and Richard F. Greene conveyed their interest in lot #16 to Vaughan for \$25.00. (Deed Book 170:220).
- 1875 The Providence City Atlas, plate K, pg. 48-49, indicates the lot as #16 gives the street address as #182-184 Waterman and the owner as Wm P. Vaughan. The structure is shown on this atlas for the first time.
- 1877 In a deed that was recorded on April 12th but that had been executed October 23, 1873, William P. Vaughan conveyed a lot of land with the buildings and improvements on it to Day Harris of Putnam, Conn.. The lot bounded southerly on Waterman St. 88.67' and extended back northerly 210.80' to a private street now called Douglas Street. The lot bounded westerly on Ives St. and easterly on lot #15. The transfer included all of Lot #16, and was subject to a mortgage of \$12,000.00 from Vaughan to The Mechanics Savings Bank. Vaughan received \$25.00 consideration. (Deed Book 291:209).
- 1877 In a second deed recorded just after that quoted above and also on the 12th of April, Day Harris of Putnam quit claim his right to lot #16 to Mary E. Cutler, wife of Edward A. Cutler of Providence for the sum of \$25.00. (Deed Book 291:210).

1879 Edward A. Cutler and his wife Mary E. Cutler conveyed all of Lot #16 to Charles H. Perkins for the sum of \$25.00. (Deed Book 302:280).

**** The first Providence City Directory listing for this structure is found in 1867 for #182 Waterman in the name of Edward A. Cutler. Cutler lived at that address until 1879. It is not known who was living in the side of the structure numbered 184 during this time, however it was not William P. Vaughan. Vaughan lived at 171 Washington in 1867, at 120 Waterman in 1868, at 195 Waterman from 1869 until 1873, and after that at 201 Waterman.

1880 Charles H. Perkins of Providence conveyed a portion of lot #16 to Frederick E. Perkins also of Providence. The parcel, at the corner of Waterman and Ives, measured 55.10' on Waterman then divided the structure in half and measured 178.62' northerly from Waterman where it continued easterly for 33.87' to the edge of the original lot line. (Deed Book 304:489).

**** During the time the property was owned by Charles and Frederick Perkins the Providence City Directory indicates the following residents:

- 1880-1888 #182 - Frederick E. Perkins
#184 - unknown
- 1889-1893 #182 - Frederick E. Perkins
#184 - George L. Shepley, insurance
- 1895 #182 - Frederick E. Perkins
#184 - Mrs. Eliza A. Knight
Mr. & Mrs. Edward Shaw 2nd
- 1896 #182 - A.K.Potter, furniture
C.W.Potter, clerk, boards
#184 - same as 1895
- 1897 #182 - Mr. & Mrs. A.K.Potter
C.W.Potter, boards
#184 - same as 1895
- 1898-1901 #182 -Mr. & Mrs. S.W.Simmons
#184 - Mrs. Lydia D. Mason, boards
William H. Mason, boards
Daniel Webster, cotton broker
Emily F. Webster, widow, boards
- 1903 #182 - T.F.hughes
#184 - same as 1898
- 1905 #182 - N. LeRoy Gardner, paper
#184 - vacant
- 1907-1911 #182 - N. LeRoy Gardner
#184 - Martin S. Fanning, principal
- 1913 #182 - Francis A. Crum, insurance
#184 - same as 1907
- 1915 #182 - Frederick L. Chase, mill supplies
#184 - same as 1907
- 1917 #182 - same as 1915
#184 - vacant
- 1919-1920 #182 - same as 1915
#814 - Mrs. Arthur E. Hudson

1920-1922 #182 - David P. Morris, salesman
Arno E. French, salesman
#184 - Francis K.W. Drury, assistant librarian

- 1908 The Providence City Atlas, plate 7, indicates three parcels had been divided out of lot #16. The half of the house at #182 included a lot of 7096 sq.feet and was owned by F.E.Perkins. The half of the structure at #184 included 5143 sq.feet and was owned by C.H.Perkins. On the northerly portion of the lot was a carriage house which was the property of H.A. Chase and included 3676 sq.feet of land. The 1918 City Atlas, plate 20, gives the same information.
- 1921 On the 22nd of December Frances Lucretia Perkins died in Prov. at age 84. She was the widow of Charles H. Perkins who had died January 28, 1910 at age 73. She was survived by four children, Charles H. Perkins, Jr., Willard C. Perkins, Ada Lucretia Kirby wife of Henry A. Kirby, and Frederick E. Perkins. Ada Kirby served as the Executrix of the estate. (Probate Case 22704).
- 1921 On the 31st of December Cora M. Perkins of Prov. conveyed the corner portion of lot#16 and that half of the dwelling house to Charles H. Perkins, Jr., Willard C. Perkins and Ada L. Kirby as tenants in common. The transfer, by quit claim deed, included the same parcel that had been conveyed to Frederick E. Perkins by deed from Charles H. Perkins (DB 304:489).
- 1922 On June 22nd Charles Henry Perkins, Jr., Willard C. Perkins and Ada Lucretia Kirby, now a widow, all of Warwick, conveyed a lot at the corner of Waterman and Ives to Charles Henry Perkins, Jr., Willard C. Perkins, Ada Lucretia Kirby and Charles R. Stark as surviving Trustees under the will of Charles Henry Perkins, as joint tenants. The property bounded southerly on Waterman for 55.10' to land of the estate of Charles H. Perkins, bounded easterly on land of that estate for 155.20' to land of Helen G. Chase, bounded northerly on Chase land to Ives St., and bounded westerly on Ives St for 155.45. (Deed Book 626:161).
- **** The reassembled portions of the original lot#16 now formed a lot that bounded 88.07' on Waterman and 155.45 on Ives. Representing the southerly part of the lot and excepting that portion which had been sold at some point to the Chases.
- 1922 On October 21st at 11:27 AM the Trustees of Charles H. Perkins (as named above) conveyed the reassembled southerly portion of lot#16 to Charles H. Robinson. (Deed Book 631:82).
- 1922 On the same day, October 21st, at 11:34 AM Charles H. Robinson signed an agreement to purchase with Carl D. Sawyer. The price was set as \$20,000.00 to be paid in monthly installments. (Deed Book 631:83).
- 1928 On the 3rd of October the final deed of sale was recorded finalizing the agreement of 1922 between Charles Robinson and Carl Sawyer.
- 1952 Ruth C. Sawyer quit claim her interest in the property to Carl D. Sawyer. (Deed Book 996:117).

- 1970 Carl Dore Sawyer died on February 7th in Prov. at age 91. He had been a physician and had lived at #182 Waterman St. since ca. 1925. For much of that time he had also conducted his medical office in the structure. He was survived by five children: Fred A. Sawyer, Paula Sawyer Fisher, Carl S. Sawyer, Norma A. Hammer and Jacquelyn Sawyer Sinkinson. The terms of the will provided that Carl was given the option to purchase the residence within two years. (Probate Case 70324).
- 1971 The Rhode Island Hospital Trust as Executor under the will of Carl D. Sawyer conveyed the property to Carl S. Sawyer and Mary D. Sawyer of Prov. as tenants by the entirety for the sum of \$46,000.00. (Deed Book 1162:1017).
- 1982 In a deed executed in August of 1980, but not recorded until August of 1982, Carl S. Sawyer and Mary D. Sawyer conveyed the property to The Waterman Street Partnership. (Deed Book 1221:1191).

The dating of this structure ca. 1866 is based on the following, quoted at length above:

- 1865 Plat Map, indicating owners but not showing any structures
- 1867 First Directory listing for #182
- 1875 Structure is shown on City Atlas

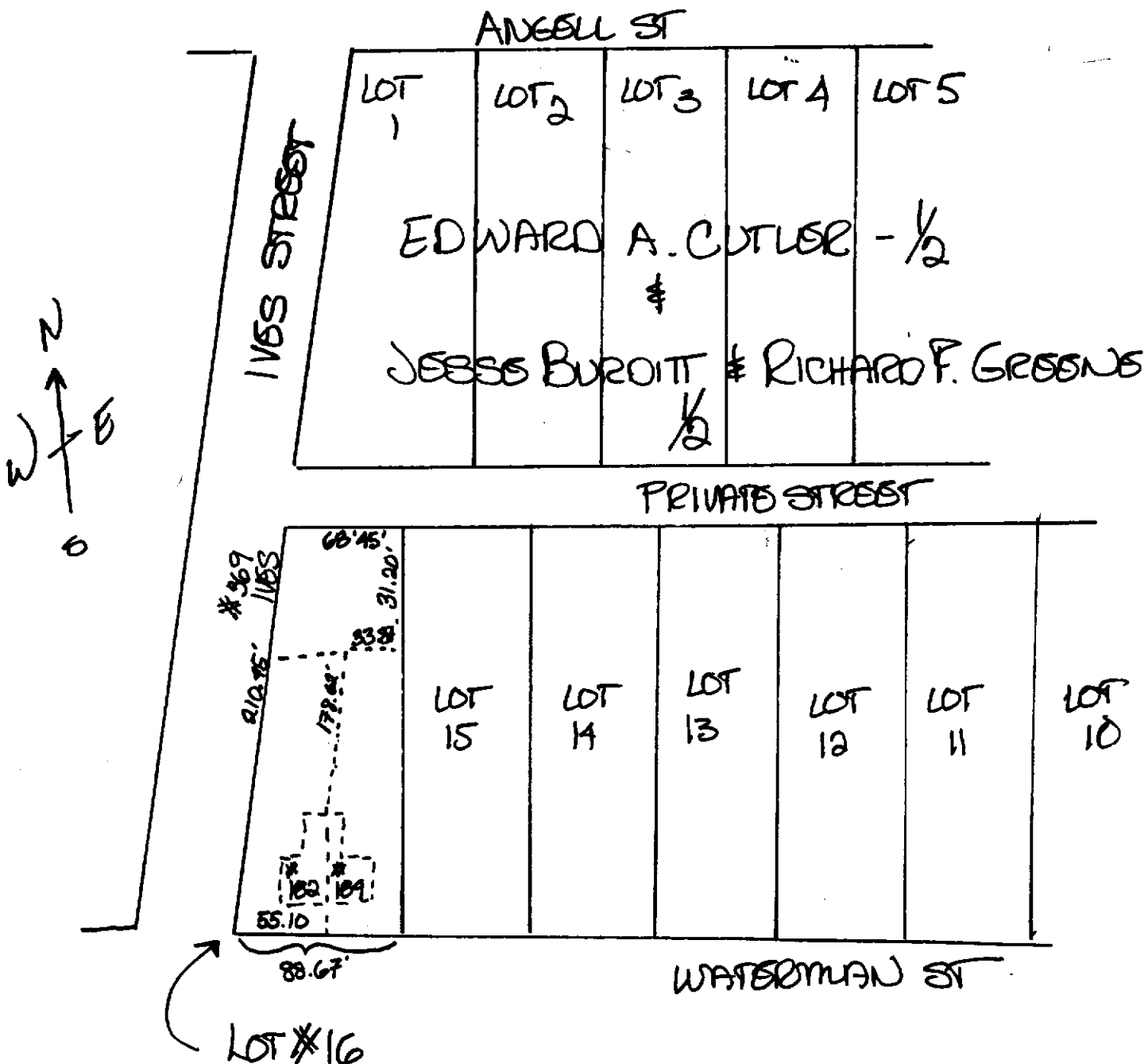
Providence Water Board records indicate that water service was commenced for this address 7/14/1881. There are no existing Intentions to Build that relate to this property.

Prepared by,
Ann C. Street
December, 1982

Plat of Land on Waterman, Ferry and Ives Streets - Made for

Adjoining Owners, October 27, 1865 by C.E. Paine

recorded April 11, 1896, Plat Book 4 pg. 47,
Plat Card 708



NOTE: dotted line indicates later divisions within lot and do not appear on this plat map

** Waterman Street declared to be a public highway from Ives to Ferry (later Gano Street) December 5, 1865.