Providence Preservation Society
Records for
1593 Westminster Street
Plat 35
lot 473
Kelsey Dow House
built 1882

1875 The atlas of Providence, Plate K, gives a visual description of the area. Brainbridge Avenue had not been cut through as a street. See the dotted line from Broadway toward High Street for indication as to where the street was eventually placed. (Map enclosed).

1876 August. This area was surveyed and platted by J.A. Latham C.E. It was legally recorded in Plat Book 12 page 36, card 496 as land in Providence belonging to St. Mary's Church, land formerly owned by S. Baker.

1876 December 1. Tax ledger 7.306 shows this lot was owned by Saint Mary's Roman Catholic Church. The value was .50 per square foot.

1881 March 1. Tax ledger 8.370 series D shows the land was still valued at .50 per sq. ft. Deed book 314.189 records the transfer of the lot from Saint Mary's Church to Kelsey Dow.

1882 Atlas of Providence, plat 14 (enclosed) shows Kelsey Dow's name on the lot. Baker Avenue had been cut. (later named Brainbridge Ave.) High Street had not yet been renamed Westminster St.

1882 July 1. Tax ledger 3.277 series D shows land value remained unchanged. An unfinished building was being taxed at 400.

1883 June 30. This same tax ledger shows the building was completed. Building value was placed at 7,500. Kelsey Dow owner moved from 43 Harrison St. to this home which at that time had the address 825 High St. Dow had a produce business at 75 Canal Street (Albert A. Smith Co.)

1886 February 15. Building value remained at 7,500 but the land was revalued from 50 to 55 per square foot (ledger D. 3.277). Dow occupied one apartment. Other occupants were, Emma Dunlap, a school teacher, Joseph Mason and Edwin Spink. Spink had a coal and wood business at 1 Weybosset St. and 78 S. Water St. Name of the company was Robert E. Smith Co.

1892 Westminster St. ended at #366/High St. begins at 366 Westminster. 1595 Westminster had the address 825 High St.

1893 March 1. Tax ledger 9.324 series E shows taxes remained the same. Maria D. Spink purchased the property. The name Spink shows up at this address sporadically from the time the house was built in 1882. Perhaps they were related in some
way. Also both owned business by the same name-Smith, although not the same type of business and one being A. Smith Co., the other R. Smith Co. A Genealogy search could prove- or disprove these indications.

1894 Maria D. Spink widow lived alone at this house from 1893-1896.

1895 Atlas of Providence (enclosed) shows further development in the area. High St. became Westminster. All houses in this entire area were renumbered.

1902 November 1. Title to the property was transferred to Edwin L. Spink. (tax cards). Frederick K. Edwards, a physician, had his office and home at this address.

1922 June 15. Recorded in Deed Book 624.448. Edwin L. Spink conveyed the property to Mable M. Stratton. This deed describes the lot as being the whole of plat #3 and the easterly portion of plat lot 2. Louis Renaud, a physician, had his home and office at this address, for a number of years.

1951 December. This became the property of Rhode Island Hospital through the will of Mable M. Stratton. (Will Book 10.442). It was used as rental property.

1955 November. Tax assessor cards show the property was conveyed to Delphis J.A. and Elvira T. Dugas.

1975 June 14. Deed Book 1192.255. Title to the property was transferred to Elvira T. Watson and Joyce Ann Ranallo.


C. Pace
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P.P.S., R.F.