

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 10
Lot 198

#67 in 1824
#1844

#125 BENEFIT STREET...Wood

#81 in 1857

- 1753 John Mawney sells for 650 £ in Bills of Public-Credit to Stephen Jackson, schoolmaster, a certain lot of land bounded: W by Benefit Street 40'; S by grantor 130'; N by a fence dividing the property from Jabex Bowen said Bowen and grantee to keep said fence in order ...Deed Book..13.217
- 1762 Stephen Hopkins quit claims (mortgage?) for 926 £ 13 sh 4pence Old Tenor money to Stephen Jackson, schoolmaster, and Samuel Jackson cooper, a certain Lott of land on the New Street called Benefit Street that the said Stephen Jackson bought of John Mawney and also of in or to the DWELLING HOUSE by them the said Stephen and Samuel Jackson erected on said lot and in which they now dwell..DB 17.214
- 1798 CHACE NOTES. Samuel Jackson and - House - Eside Benefit
- 1809 WILL: Samuel Jackson devises to his beloved sister Elizabeth Langsford all his personal and real estate during her natural life...part of my estate after her decease I give to my niece Susan Cole..Wills 10.636
- 1848 → Susan Cole sells for \$3000 to William S Humphrey a certain lot of land with a DWELLING HOUSE and other buildings bounded: W by Benefit Street 40'; N by Ann Allen 130'; E and S by Edwin Harris, meaning to convey to said grantee the same Estate which was given to Elizabeth Langsford in and by the last Will and Testament of Samuel Jackson and on decease of said Elizabeth was given in and by her Will to this grantor...DB 109.176
- 1851 ~~POLICY RECORD~~ Henry William S Humphreys et al sell for \$1000 to Henry B Drowne 1 lot of land with all improvements thereon on Benefit Street a little N of the State House bounded (same as 109.176)... (for measurements see Plat Book 3.36)..DB 122.225
- 1851 POLICY RECORD: Henry B Drowne... Eside Benefit - wood - basement of Brick - 31'x54' - 3st hi in front & 2 in rear - occ as a D. House. PR 47.20345
- 1852 Christopher R, George R, and Henry B Drowne live here for the 1st time Prov Dir (# 81)
- 1866 Henry B Drowne sells for \$9750 to T Stafford Drowne a certain lot of land with a DWELLING HOUSE opposite Cady Land "being the same premises conveyed to grantor from William S Humphrey in 1851 except by exchange with Edwin H Harris a 2' strip having been added to the width of the front and 3' taken from the width of the rear (Plat Book 3.36) (Deed Book 120.140)...DB 175.311

1847 # 81

#125-127 BENEFIT STREET...continued

- 1866 T Stafford Drowne sells the property to Julia A Drowne wife of Henry...DB 178.155
- 1889 Property is taxed to Henry J Steere and ~~1/2/1/2~~ changed ownership several times...was taxed to
- 1963 Joseph M Cota

Mary A Gowdey
October 1964

Providence Preservation Society

Records of

125 Benefit Street
(Original # was 81 Benefit St.)

Plat 10
Lot 198

Built in 1851
for
Henry B. Drowne

1753 Deed Book 13.217 Stephen Jackson purchased the Benefit St. lot from John Mauney. Jackson was a Providence schoolmaster.

Samuel and Elizabeth Jackson were brother and sister living

1759 Inhabitants of Providence, Plate III by Henry Chace shows this lot contained a dwelling house which was occupied by Samuel Jackson.

1766 April 21. Elizabeth Jackson, sister of Samuel, was married to William Lanksford. (Vitals M.B. 1.172)

1798 The Chace map (Plate III) shows this lot contained a house and barn. It was still owner-occupied by Samuel Jackson.

1811 Samuel Jackson died leaving his sister Elizabeth Lanksford (widow) his entire estate. Probate Docket #A4073 W.B. 10:636.

Susan Lanksford Cole, who was the daughter of Elizabeth Lanksford, inherited the property from her mother. (D.B. 109.176). Susan became the wife of Cyrus Cole on Aug. 9, 1806 (M.B. 5.298). Cyrus' first marriage was to Maria Jackson on Feb. 27, 1800 (BK 5.277).

Cyrus Cole was administrator of 73 acres of the Richard Brown Estate Farm located in Prov. Neck (DB 36.54). After Cole became administrator of his wife's inheritance (Jackson property and the Neck Farm), many of the legal documents pertaining to land transfer and rental were contained in one instrument.

1817 Cyrus Cole left his estate to his wife Susan. Probate Docket A5809; WB 12:258.

1837 April 10. Deed Book 105.467 Susan Cole, widow, placed Samuel Jackson Cole, attorney, trustee in charge of her estate to rent, lease, sell and pay just debts.

1848 March 9. Deed Book 109.174 Susan Cole of Upper Alton, Illinois, Madison County, conveyed to William S. Humphreys for \$3,000 the land with a dwelling house and all other improvements situated on the easterly side of Benefit Street described as bounding west on Benefit St. 40' holding that width extending back 130'; bounded north by land of Ann Allen,

south and east by land of Edward H. Harris. Susan Cole had been renting a dwelling house to Ezra Hubbard, but it is not exactly clear if it is the Benefit St. house.

Directories for 1841-42 show William S. Humphreys was an accountant at 133 North Main Street. In 1850 he was living on Angell Street, corner of Brown, and in 1853-54 he lived on Benevolent.

1850 March 18. Deed Book 120.140 For the purpose of straightening the lines of adjoining lands Humphreys and his neighbors conveyed certain strips of land to each other. For further details see Deed Book 120.140 and Plat Book 3 p.36. No dwelling house is mentioned.

1851 March 7. Deed Book 122.225 William S. Humphreys and his wife Amy conveyed the property to Henry B. Drowne. Henry Drowne was not listed in the Providence Directory prior to this date.

Policy Record #20345, page 87, shows Drowne insured his dwelling on Benefit Street described as being a wood building, basement of brick, 31' X 54', 3 stories in front on Benefit Street, 2 in the rear. Architectural research by the Historic Preservation Commission indicates that the house was built at this time.

1852 Directories show the following as occupants of 81 Benefit, (now 125 Benefit)

C.R. Drowne;	clerk:	Merchants	Bank
G.R. Drowne:	"	"	"
H.B. Drowne:	"	"	"

1854 August 1. Tax Ledger 1.261 Series A shows this lot contained 4864 Sq. Ft. and valued at \$4864. The building was valued at \$4500.

1857 See copy of area map attached.

1864 March 7. George R. Drowne filed an "Intention To Build" on his lot located on the east side of Benefit Street. This became #119 Benefit. Henry B. retained the next lot to the south until 1888 (Death Vitals: Oct. 18, 1888)

1866 August 7. Deed Book 175.311 Henry B. Drowne conveyed to Stafford Drowne of Brooklyn N.Y. said lot with dwelling house now known as 121, 123, 125 and 127 Benefit. Further described as being on the east side of Benefit at the southwest corner opposite Cady St. and running north on Benefit 42'; then east on adjoining land of G.A. Seagrave 130'; then north on adjoining land of Samuel A. Trippe 37'; thence west on adjoining Trippe land 130' to the point and place of beginning.

This is the same parcel conveyed to Drowne from Hymphreys except that there was an exchange with E.H. Harris of 2' having been added to the width and approximately 3' taken from the rear. This conveyance was for \$9750.

1875 See map attached

1882 See map attached

1889 June 1. Tax Ledger 9.368 Series E The property was transferred to Henry J. Steere. Directories list Steere as Treasurer of Wanskuk Co. with an office at 56 Westminster St. Steere lived at 101 Benefit and died on October 28, 1889 apparently before moving into 125 Benefit.

1893 June 1. Frank E. Seagrave, who had lived at 119 Benefit St. for a number of years, purchased #123 - 127. He was treasurer of Central Falls Woolen Mills with an office at 65 Westminster St. It is unclear to whom he rented #123-127 until 1895 when we have a dressmaker listed, Mrs. J.A. Brady, at #125. At #127 we have listed a M. A. Gardner boarding house with the following occupants:

Ann Carnoe; teacher
Frederick Hayes; lawyer
Miss Sarah S. Mumford
Emery C. Sampson; collector
Frank S. Smith; clerk
John S. Townsend; agent.

1895 See map attached

1911 November 1 through 1912 the property was in the hands of the Seagrave Trust administered by Industrial Trust Co. (Docket #13415) During this time it remained a boarding house and dressmaker shop.

1913 Tax Cards show it was purchased by Mary A. Needham, wife of Thomas H. Needham. Thomas Needham was a toolmaker.

1919 June 14. Probate Docket #19707. Mrs. Needham, widow of Thomas, retained the property in her name alone.

1929 December. Deed Book 733.287 The property was purchased by Mary M. Fraser. She retained the parcel until 1963. From 1929 until about 1940 the first floor was occupied by Ideal Rus Works Weaving Co. #127 was occupied by Mrs. Mary A. Needham; #129 by Frank S. Broadbent.

1942 Mrs. Bessie Gurnick, grocer, occupied #125. At #127 was the Frederick J. Reavey Lodging House.

1963 December. Assessors W.B. 12.585 Joseph M. Cota became owner of the property.

#125 was occupied by Olivo Art Gallery
#127 " " " Rose Brelsford.

1964 November 4. Deed Book 1128.375 The property was placed in the name of P.O.M. Realty, Inc. The occupants remained unchanged.

1969 April 1. Deed Book 1152.44 Olivo Gallery, Inc., occupant since 1963, purchased the property.

1974 July 24. Deed Book 1182.236 P.D.N. Corporation gained title. Olivo Art Gallery remained plus Josephine's Antiques. Various documents also show 11 apts at this time.

1980 January 18. Deed Book 1217.883 C.J.S. Enterprises purchased the property.

#125 was occupied by Alice King's Benefit St. Gallery and Antiques.
#127 - apts.

1983 to present - October 6. Deed Book 1249.232 The property was purchased by Henry A. Schult.

#125 was occupied by Nancy Taylor Interiors and Benefit St. Antiques.