

Built by Richard Low  
1792-1798

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 16  
Lot 91

#350 BENEFIT STREET....Wood

#184

~~#280~~ in 1824

#184-6 in 1844

#280 in 1847

#350 in 1866

- 1776 William West sells for 180 £ Lawful money to the Hon. Nicholas Cooke a certain Lot of land bounded W/ly on a gangway for the accommodation of adjacent lots 140'; S/ly from the S/W corner of School Lott 190'; S by Rebecca Williams 205'; E by a Highway (Benefit Street) 159'...Deed Book 19.282
- 1792 Amariah Lilly and Anne Lilly, his wife, sell for 130 £ Lawful money to Richard Low, mariner, a certain lot of land that was set off and assigned to said Anne in the division of the Estate of the late Nicholas Cooke, and is Lot #2 in the division of Land by the School House Lot...DB 23.157 sec 2
- 1798 CHACE NOTES: John Low...occupied by Stephen Dexter..E on Benefit Street; S on Joseph Nightingale heirs. 40' x 37'...3 stories ..wood..Value \$2500
- 1814 DIRECT TAX: Heirs Richard Lowe..taxed in name of Capt John Low, E by Benefit Street 52' x 80' back with a DWELLING HOUSE 40' x 37'..3 stories high (in behalf of heirs)...Charles Lippitt

1824 Occupied by Stephen Dexter...Providence Directory

- 1825 Low heirs sell for \$2700 to Charles Lippitt a certain lot of land with a dwelling house bounded: E by Benefit Street 53'; S by Nicholas Brown 80 to 90'; W by Oliver Earle and Samuel Carlile 53'; N by Joseph Cooke...it being the same which came to grantors (Bennet Low et al) u/w Captain Richard Low (probated in Warwick).....DB 50.143

1826 Richard Lippitt lived here...Prov Dir and/or his family until 1880.

- 1833 Charles Lippitt and wife Penelope for the natural love and affection for their sons Warren Lippitt and Charles Lippitt jr quit claim to them a certain lot of land with a dwelling house, being the same that was conveyed to Charles Lippitt by the heirs of Richard Low in 1825...DB 64.88

1845 POLICY RECORD: Warren and Charles Lippitt jr...w side Benefit Street..wood. about 40' equal dimensions...3 stories high in front and rear. Addition 20' x 25'...1 1/2 stories high...W end of brick...occupied as a DH..PR 12.5844

1842 Policy Record Vol 24.9825

1849 POLICY RECORD: Warren Lippitt...same dimensions as above...PR 42.17739

1856 POLICY RECORD: Henry Lippitt.. same as above policies...PR 60.26576

- 1902 Charles W Lippitt et al sell to Ezra D Groves a certain lot of land with a dwelling house bounded: E by Benefit Street 53'; S by <sup>J</sup>C Brown 80 to 90'; N by Edward Aldrich; W by O'Brien and M Murphy....DB

Property changed ownership several times

1947 Well Street Company Inc.taxed for property

⊗ Anne Cooke 6th child of Nicholas Cooke ..b. 1751  
married 1. Robert Sterry

Mary A Gowdey  
Jan 1965

2. Capt Asa Waterman 1777 3. Mariah Lilley 1790

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 16

Lot 91

350 Benefit Street.....wood

Low House.....1792-1798

Street address: 1824-1844.....184 Benefit Street  
 1844-1847.....184-6 Benefit Street  
 1847-1866.....280 Benefit Street  
 1866 to date...350 Benefit Street

1776 On April 27, 1776, William West sells for 180 £ lawful money, to the Honorable Nicholas Cooke, a certain lot of land bounded westerly on a gangway for the accomodation of the adjoining lots 140'; Southerly from the southwest corner of School Lot 190'; South by Rebecca Williams 205'; East by a Highway (Benefit Street) 159'. (DB 19:282)

Nicholas Cooke had been the Governor of Rhode Island since 1775 when "In October, Gov. Wanton was deposed on the ground that he was a Loyalist, and Deputy Gov. Nicholas Cooke was elected to his place." (Stillwell, Margaret B., The Pagent of Benefit Street, p. 82)

1792 Amariah Lilly, a yoeman, and his wife, Anne Cooke Lilly, both of Bristol, RI, sell for 130 £ lawful money to Richard Low, mariner of Providence, on August 16th: "a certain lot of land situate in Providence aforementioned towards the southerly end of Town and is a lot of land that was set off and assigned to the said Anne in the division of the estate of the late Nicholas Cooke, Esq. of said Providence and is the Lot #2 in the plot of the Division of the Land by the Schoolhouse... part of a lot of land purchased by said Nicholas of William West by Deed bearing date April 27, 1776." (DB 23:157)

Anne Cooke Lilly was born in 1751, the sixth child of Nicholas Cooke, and inherited this parcel of land when he died on December 18, 1782. She married Amariah Lilly in 1790 but had been married twice before that: 1. Robert Sterry 2. Capt. Asa Waterman, 1777

1792-1798 A house was built on this property. It was known as "The High Low House" because it was three stories high, rather unusual for this time, and built for Richard Low or John Low, his son (?).

1798 The property is owned by John Low and occupied by Stephen Dexter. It was bounded East by Benefit Street, South by Joseph Nightingale heirs. The house was 40 feet by 37 feet, three stories high, made of wood and valued at \$2500. (Chace Notes)

1814 Heirs of Richard Low...taxed in the name of Capt. John Low... East by Benefit Street 52' - 80' back with a DWELLING HOUSE 40' by 37', three stories high (in behalf of heirs)...Charles Lippitt. (Direct Tax)

1824 Occupied by Stephen Dexter. (Providence Directory)

- 1825 Bennett Low, Thomas W. Greene and wife, Barbara Greene, all of Warwick, County Kent, RI, and Charles Low of Providence sold to Charles Lippitt of Providence for \$2700 on July 18th (recorded on July 30th) "Three undivided fourth parts of a certain lot of land together with the dwelling house thereon situated on the west side of Benefit Street in said Providence. Said Lot extends on said Benefit Street 53' and holding nearly the width of 53', extends back from said street between 80' and 90' to land of Samuel Carlile and Sared, late belonging to Oliver Earle late of said Providence deceased, is bounded northerly on land of Joseph Cooke, West by land of Samuel Carlile and Sared...South by land of Nicholas Brown, Esq., East by said street, the lot of land being the same which came to the ownership and possession of the said Bennett Low, Barbara Greene, Charles Low and to Penelope Lippitt, wife of said Charles Lippitt, in equal shares after the death of John Low, Esq. late of said Warwick deceased, by...virtue of the last will and testament of Capt. Richard Low late of said Providence deceased which said last will and testament is duly recorded in the Probate Records of said Town of Warwick. Said three undivided fourth parts being all due right title in v. to said lot of land." (DB 50:143)
- 1826 Richard Lippitt and/or his family lived here until 1880. (Providence Directory)
- 1833 Charles Lippitt and his wife, Penelope, of Providence, deed to Warren Lippitt and Charles Lippitt, Jr., both of Providence "for the natural love and affection we have for our two sons and in further consideration of the sum of one dollar [a lot of land] being the same three fourths parts where were conveyed to said Charles Lippitt by a deed signed and executed by Bennett Low, Phoebe Low, Charles Low, Mahaly Low, Thomas W. Greene and Barbara Greene dated July 18, 1825 and duly recorded in Deed Book 50 page 143...The fourth part of said lot was conveyed to said Penelope Lippitt by will of Richard Low." This deed is recorded July 31, 1883. (DB 64:88)
- 1835 Warren and Charles Lippitt, Jr. listed on Fire Insurance Policy Record with these notes: west side of Benefit Street...wood...about 40' equal dimensions...three stories high in front and rear...addition 20' x 25', one and one half stories high, west end of brick... occupied as a dwelling house. (PR 12.5844)  
The same information is listed in 1842. (PR 24.9825)
- 1845 Charles Lippitt, Jr., of Providence, deeds to his brother, Warren Lippitt, his half of the property for a consideration of \$3000. This deed was recorded on September 3, 1845 at 10 o'clock a.m. (DB 99:1)
- 1849 Warren Lippitt listed on Fire Insurance Policy Record. Same dimensions stated as in 1835. (PR 42.17739)

- 1850 R., L. Lippitt lived here. He worked at 5 South Water Street. (Providence Directory)
- 1853 The widow of Warren Lippitt lived here until 1861. (Providence Directories)
- 1854 On August 1, the value of land was \$4624 and the value of the building was \$4500 at what was then 280 Benefit Street. (Tax Dept. Series A, Ledger 2)
- 1856 Henry Lippitt listed on Fire Insurance Policy Record. Same notations as in previously listed policies. (PR 60.26576)
- 1881 Henry Lippitt was deeded the parts of the lot of land with all the buildings and improvements thereon by the heirs as follows:

For the sum of \$4316: 13 undivided 25th parts from Henry C. Cranston and Eliza Cranston, Amos Beckwith, Robert Beckwith and Daniel Beckwith all of Providence; Charles Merriman of Barrington; Truman Beckwith of New York; Samuel Felton and Maria Felton of Philadelphia. (DB 313:204)

For the sum of \$332: One undivided 25th part from Amos N. Beckwith (guardian of the person and estate of Warren Beckwith). (DB 313:207)

For the sum of \$1660: One undivided fifth part from George W. Lippitt of Vienna, Empire of Austria. (DB 314:43)

For the sum of \$332: One undivided 25th part from E. L. Openheim and Alice D. Openheim, wife, of New York. (DB 314:45)

\*\*\*\* The Providence Directories give the following information for the period 1895 through 1900 for 350 Benefit Street:

1895-1896 W. A. Chandler, clerk, lived here  
W. R. Chandler, clerk, boarded

1897-1898 W. R. Chandler and his wife

1899-1900 W. R. Chandler and his wife  
William A. Chandler, bookkeeper, boarded

1902 Charles Warren Lippitt, Henry F. Lippitt, R. Lincoln Lippitt, Abbey R. W. Hunter (widow), William P. Weeden and Jennie L. Weeden (wife) of Providence, Charles J. Steedman and Mary B. L. Steedman (wife) of New York deeded to Ezra D. Groves of Providence the property at 350 Benefit Street. The deed was recorded on November 5 at 1:30 p.m. (DB 450:218)

\*\*\*\* The Providence Directories give the following information for the period 1902 through 1909 for 350 Benefit St.:

1902 Mrs. Christine Ackerman lived here  
Edward Desmond, clerk, boarded  
Edward Howard, cook, boarded

John O'Connor, real estate, boarded  
 Timothy F. Sullivan, liquors, boarded  
 1905 Vacant  
 1907-1909 Lester B. Murdock, Broker, lived here

1910 Annie H. Groves of Rehoboth, Mass., widow of Ezra D. Groves (late of Woonsocket, RI) and James H. Groves also of Rehoboth, Mass., deeded to Walter E. Groves of Attleboro, Mass. this parcel of land with all the buildings and improvements thereon. The deed is recorded May 20 at 1:30 p.m. (DB 507:398)

\*\*\*\* The Providence Directories give the following information for the period 1911 through 1916 for 350 Benefit Street:

1911 Emerson E. Pease, sail manufacturer  
 William R. Hempstead, clerk, boarded  
 1913 Emerson E. Pease, sail manufacturer  
 William R. Hempstead, clerk, boarded  
 Gertrude E. Hempstead, secretary, boarded  
 1916 Mrs. Irene Pierce

1918 Walter E. Groves of Falmouth, Mass. (appeared in Taunton, Mass. Bristol County) deeded to Beatrice O'Connor of Providence this same parcel of land with buildings. The deed was signed by Walter E. Groves and his wife, Cora A. Groves and recorded in Providence on the 30th of November. (DB 574:394)

\*\*\*\* The Providence Directories give the following information for the period 1918 through 1924 for 350 Benefit Street:

1918-1922 Mrs. Elizabeth Bird  
 Mrs. Kate Conner  
 1923-1924 Mrs. Elmina M. Houghton

A telephone connection for this house is noted for the first time in 1918.

1924 Beatrice O'Connor of Providence deeded to Richard V. Ratigan of Providence this property. The deed is recorded on the 18th of June at 2:54 p.m. (DB 655:202)

On the same date and recorded at 2:55 p.m., Richard V. Ratigan deeded the property to Beatrice O'Connor and Charles H. Greenhalgh both of Providence. (DB 655:202)

\*\*\*\* The Providence Directories give the following information for the period 1925 through 1946 for 350 Benefit Street:

1925-1928 Mrs. Elmina M. Houghton  
 1929-1933 George R. Brown, motorman  
 1935-1937 Beatrice O'Connor  
 Alice E. Love

1938 Beatrice O'Connor  
Alice E. Love  
F. Zimmerman

1940-1943 Beatrice O'Connor  
Kendall B. Northup  
Frank Caswell

1944 Beatrice O'Connor  
Kendall B. Northup

1945 Beatrice O'Connor  
John E. Adams

1946 Beatrice O'Connor  
John E. Adams  
Mrs. W. J. Nuttall

1946 Beatrice O'Connor deeded to The Wells Street Co., Inc.  
(Kenneth H. Earle, President) of Rhode Island, the  
property at 350 Benefit Street. The deed was recorded  
on the 16th of August at 11:27 a.m. (DB 899:496)

\*\*\*\* The Providence Directories give the following in-  
formation for the period 1947 through 1959 for 350  
Benefit Street:

1947 Beatrice O'Connor  
Marion E. Ford  
Frances E. Hanabe  
Robert Henneberger  
Patricia Laffingwell  
Ester Moss

1948-1950 Mrs. Katharine W. O'Leary

1951 Vacant

1952 Charles M. Weeden  
John J. Creeden  
C. L. Fay  
L. J. Lipkin  
Katharine W. O'Leary  
Wm. H. Sargent

1953 Mrs. Carolyn L. Fay  
Lawrence J. Lipkin  
Katharine W. O'Leary  
Wm. H. Sargent  
John B. Carroll  
Jus. Borden  
Karl Earle

1954 Munroe Davidson  
Mrs. Ann M. Knowles  
Mrs. Carolyn L. Fay  
Lawrence J. Lipkin  
Katharine W. O'Leary  
Chas. F. Sheridan, Jr.  
Marilyn A. McShane  
Russ Emery  
Karl Earle

1955 Monroe Davidson  
Mrs. Ann M. Knowles  
Mrs. Carolyn L. Fay  
Stanley H. Saunders  
Chas. F. Sheridan, Jr.  
Russell G. Van Arsdale  
Russ Emery  
Karl Earle

1956 Monroe Davidson  
 Mrs. Ann M. Knowles  
 Mrs. Carolyn L. Fay  
 Alf. A. DiSarro  
 Stanley H. Saunders  
 Ernest Dzenolet  
 Stuart Stein  
 Wm. E. Talley  
 Karl Earle

1957 A. L. Davis  
 Mrs. Ann M. Knowles  
 Mrs. Carolyn Fay  
 Thos. Mc Donald  
 Stanley H. Saunders  
 Ernest Dzenolet  
 Stuart W. Stein  
 Wm. E. Talley  
 Karl Earle

1958 A. L. Davis  
 Mrs. Ann M. Knowles  
 Mrs. Carolyn L. Fay  
 Thos. Mc Donald  
 Stanley H. Saunders  
 Ernest Dzenolet  
 Stuart W. Stein  
 Robt. W. Pratt, Jr.  
 Karl Earle

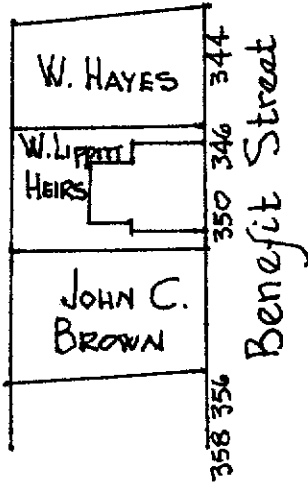
1959 A. L. Davis  
 Mrs. Ann M. Knowles  
 Mrs. Carolyn L. Fay  
 Thos. Mc Donald  
 Jeffrey Goldberg  
 Judith C. Arnold  
 Robt. W. Pratt, Jr.  
 Karl Earle

- 1959 The Wells Street Co., Inc. deeded this land and building to the Wayside Realty Co. of Rhode Island. The deed is recorded on the 7th of January at 11:21 a.m. (DB 1085:98)
- 1969 The Wayside Realty Co. of Rhode Island deeded this property to Irene A. Motta of Cranston, RI. It was recorded on the 31st of January at 11:31 a.m. (DB1155:797)
- 1984 J. Paul Santi, Exec. of the estate of Irene Motta (by Cranston Pro. CT 8/16/84) deeded to Kenneth J. Maloney and Karen A. Maloney - T. C. this same property on September 27th. (DB 1272:791)

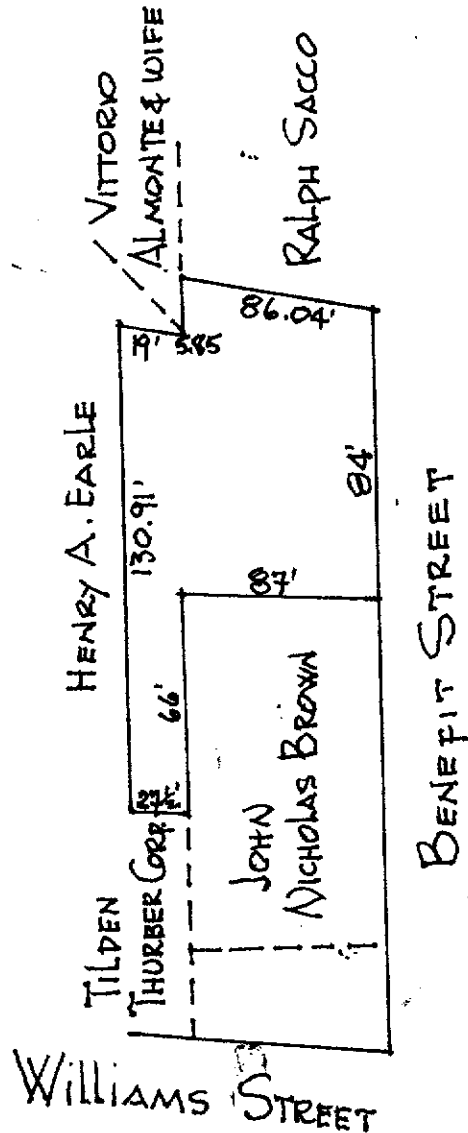
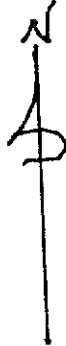
Prepared by  
 Barbara T. Aldrich  
 May 1986

# MAPS

NOT TO SCALE



From 1875  
CITY ATLAS of PROVIDENCE



FROM TAX ASSESSOR'S CARDS 1959