

Providence Preservation Society

Records of

378-382 Benefit Street

Assessors Plat 16
Lot 562

Built in 1907
for John O'Connor

Tax records for 1854-1898 show this land contained no building. Deed records are unclear as to exactly when and from whom John O'Connor acquired the land. Mr. O'Connor ran a "land company" and city deed records show that he had numerous transactions prior to 1907.

- 1895 City Atlas shows no structure had been built on this land.
- 1907 Water Department records show pipes were laid to the property at this time.
- 1904-05 City House Directories do not list this property.
- 1907 The City House Directory lists this structure for the first time. Residents between 1907 and 1916 are listed as:
John O'Connor - Real Estate
Nicholas Louth - Janitor
Charles Bonney - Foreman
Mrs. Charles Hatch
Sarah Brown
- 1908 City Atlas published by Richards & Co. depict this structure with open porches and no outbuildings.
- 1917 December 7. Recorded in Deed Book 572.338 at 10:48 a.m. John O'Connor and his wife Jane conveyed to Arthur E. Munro this 6,169.23 square feet of land plus all buildings and improvements located on the southwesterly side of Benefit Street.
- 1917 December 7, 10:49 a.m. Deed Book 572.339 Arthur E. Munro conveyed the property back to John and Jane O'Connor. Although it is unclear as to why these two transfers were made such quick conveyances usually indicate a mortgage adjustment or a slight boundary adjustment.
- 1920 June 11. Recorded in Deed Book 599.243 Jane M. O'Connor, widow of John, conveyed the property to Charles H. Levy and Harry Wine, both of Providence.

October 15. Deed Book 606.87 Charles H. Levy and Harry Wine transferred the property to Anna V. Brown, wife of Joseph B. Brown. Said conveyance was made subject to a \$7,500 first mortgage and a second mortgage of \$2,000.
- 1939 April 19. Deed Book 821.140-141 Joseph B. Brown, Jr., unmarried, conveyed certain interests in the property to Viola Hope Brown Osgood, Mary Lee Brown of Richmond, VA, and Anna Brown Trevejo of New York.
- 1941 February 15. Deed Book 839.67 Joseph B. Brown, Anna Trevejo, Mary Brown and Viola Osgood, all of whom received this property under the will of Anna V. Brown, conveyed the property to Peoples Savings Bank.

- 1941 April 2. Deed Book 839.70 Peoples Savings Bank conveyed the property to Charles and Martette Gaspard through auction.
- 1959 July 16. Deed Book 1092.313 Charles and Mariette Gaspard conveyed the property to Wayside Realty.
- 1969 December 13. Deed Book 1155.794 Wayside Realty conveyed the property to Irene A. Motta.
- 1984 September 28. Deed Book 1272.794 Irene A. Motta conveyed the property to Kenneth J. Maloney and Karen A. Maloney

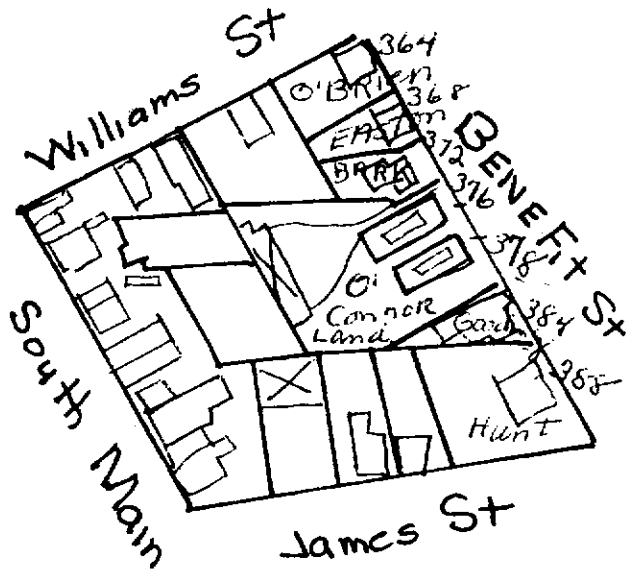
City House Directories show that the John O'Connor family lived in the house from 1907 until 1920.

Directories for 1920 through 1942 indicate that the Brown family occupied the house along with other tenants.

From 1942 to the present this property is shown as rented apartments.

Research by:
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1918 Atlas
Plate 18



1908
Plate 8

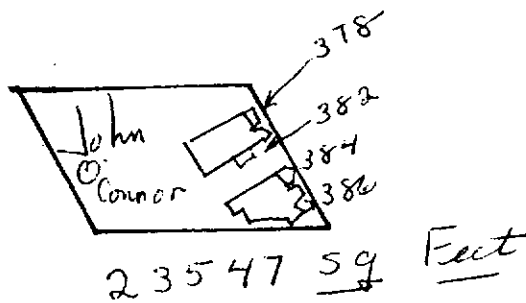


Plate 36-37

1895 Atlas

