

Built bet 1618-1824 by Thos Peckham
3rd story added 1853

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 16
Lot 344

#395 BENEFIT STREET....Brick

#209 in 1824 and 1844

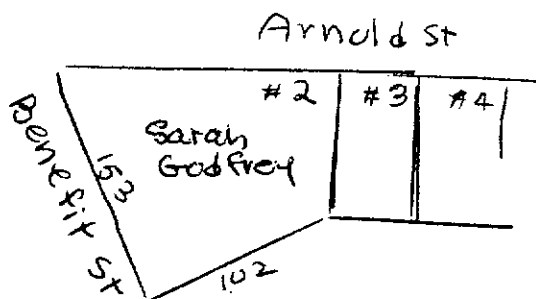
#227 in 1847

#395 in 1866

- 1800 Sarah Godfrey, widow, deeds to her sons Christopher and Richard Godfrey certain property bounded: W on Benefit Street; S by Joseph Tillinghast; E on Lot #3; being set off to Sarah Godfrey in the division of the Real Estate of Christopher Arnold, which was released by quit claim to grantor by James Arnold, deceased, and Christopher Arnold, deceased Deed Book..28.75
- 1801 Richard Godfrey, spar maker, sells to Benjamin F Gorton, mariner, this same property bounded: N by Arnold Street 156'; E by Mary Davis 78'; S by Capt Joseph Tillinghast (sold to him by grantor)..DB 28.201
- 1816 Benjamin G Gorton, merchant sells for \$800 to Benjamin G Dexter, merchant a certain lot of land bounded: W by Benefit Street 73'; N by Arnold Street 111'; E by William Bucklin 70'; S by Joseph Tillinghast ...DB 40.158
- 1818 Benjamin G Dexter sells the above property to Thomas Peckham for \$575 "it being the same lot grantor purchased of Benjamin G Gorton in 1816. DB 43.125
- 1824 Thomas Peckham lived here and/or his family until 1870...Prov Dir
- 1853 POLICY RECORD: Widow and heirs of Thomas Peckham..corner Benefit and Arnold Streets...brick..29'x37'. Addition 18' x 28'..ALL 2 STORIES HIGH FRONT AND REAR..Woodhouse adjoining..wood..18' x 25'..1 story high. Occupied for a DWELLING HOUSE...Vol 51.22028
- 1853 POLICY RECORD:..Widow and heirs of Thomas Peckham..corner Benefit and Arnold Streets..brick..29' x 37'..3 STORIES HIGH FRONT AND REAR. Addition 18' x 28'..2 stories high. Another of wood 18' x 25'..1 story high. Occupied for a DWELLING HOUSE..PR Vol.52.22656
- 1869 Heirs of Thomas Peckham sell for \$1504 to Eliza Cranston the Estate at #395 Benefit Street at the S corner of Arnold and Benefit Streets being Lot #344 on Plat 16...DB 186.299

This property changed ownership several times

1961 Property taxed to Lee Kaplan and wife Belle.



Division of the Estate of
Christopher Arnold (partial)
1791

Will 7.391

M A Gowdey
March 1965

395 Benefit 16/344

395 Benefit St Realty Trust 6 Jan 54

1252/322

Benefit St - Prospect St Assoc. 9 June 50

1220/362

David L. Golden 17 Nov 76

1209/305

Claire M. Giannamore 19 May 75

1186/225

Dirk Patriarca 13 Dec 71

1104/921

Lee & Belle Kaplan Dec 61

Sam^E, Sam^E, & Sadye Kirschenbaum Dec 59

Morris & Sam^E Kirschenbaum Mar 48

Jeanette V., Marg^E A., & Rosalind A. Dec 36

Murphy

Marguerita A. Murphy (Mrs Henry) Jan. 15

Eliza S. Crampton heirs June 96

Eliza S. Crampton (Mrs Henry C.) June 1869 \$15400

J. W. Peckham et al

186/299

(Edw L. Sam^E W., Thos C., Eliza C., Sarah W., & Chas Peckham and Hannah P. Billings & husband, Edw W. Billings)

395 Benefit

Tax Records

B 2.4 bldg diminishes in value. \$8000 → \$7000 18.75%
C 2.196
D 3.40 land value diminishes \$7052 → \$6045 18.75%
E 3.189
4.142