

Providence Preservation Society

Records of

Plat 3, Lot 203
(previously Lot 202)

4-8 BENEFIT STREET

Built for William P. Angell, 1865-1867

- 1798 Levi Burr (a tailor) owned the lot at the junction of North Main and Benefit Streets and a dwelling house on the lot. (Chace Maps)
- 1827 Samuel Turber, executor of Burr's estate, sells the lot to Peter Pratt at a public auction. For \$780, Pratt purchased Levi Burr's mansion house and a lot with boundaries running 28 feet eastward from a point on North Main Street that was 7 feet south of Burr's house to a point 5 feet south of the house to a point on the west side of Benefit Street that was 28 feet north of Nathan Miller's house, and running north on Benefit Street to the junction with North Main Street and then south on North Main Street to the point of origin. (Deed Book 54.139)
- 1827 Peter Pratt sells to Samuel Metcalf for \$390 an undivided half of the above lot with the dwelling house and other improvements and half of the right he had in the well on the west side of North Main Street opposite the house. (Deed Book 54. 139-140)
- 1842 Samuel Metcalf sells to Joel and Joseph Metcalf for \$1000 the above half lot. (Deed Book 85. 30)
- 1846 Joel and Joseph Metcalf sell to Lyman Pierce for \$1, 240 the same lot with dwelling house described above. (Deed Book 101.203)
- 1846 Leonard B. Pratt, son of Peter Pratt, sells to Philip Munroe for \$1,050 an undivided half of the property his father purchased from Samuel Turber in 1827. (Deed Book 157.73)
- 1865 William P. Angell purchases from Lyman Pierce and Philip Munroe for \$3,000 the lot of land at the junction of North Main and Benefit Streets, with the dwelling house and other improvements and well rights. (Deed Book 171. 269)

- 1865 The Providence Tax Ledger lists the value of the property as \$1,072 for the land and \$1,000 for the house.
- 1867 The Providence Tax Ledger lists the value of the property as \$1,340 for the land and \$3,000 for the house. (The size of the increase in the value of the house, combined with the architecture of the current house, indicate that William P. Angell had the current house built between 1865 and 1867.)
- 1877 The estate of William P. Angell was released to his widow, Vashti W. Angell, in return for financial compensation to Ellen J. Mann, Vashti and William P. Angell's daughter. Vashti received all her husband's properties in Providence; Ellen received a payment of \$7,436.57 and an annuity of \$600. The boundaries of the lot at the junction of North Main and Benefit Streets are given as: West, North Main Street; East, Benefit Street; and South, the lands of David Hayford. (Deed Book 293. 193-194)

Subsequent owners, shown by Providence Tax Records have been:

- 1880 Andrew J. Smith
1886 Robert and James O'Hare
1920 Barney and Thomas H. Goldberg
1935 Barney Goldberg
1969 Providence Redevelopment Agency
- 1974 Providence Redevelopment Agency merges lot 202 (4-8 Benefit Street) and lot 203 (12-14 Benefit Street); the merged lot is numbered 203. Best Properties, Inc. purchases the new lot 203.
- 1978 Lot 203 is divided; the house lot of 4-6 Benefit Street is lot 203; Best Properties, Inc. is listed as the owner of the lot.

Research by

Mary A. Gowdey, January 1975

Anne McAuliffe-O'Donnell, March 1982

PROVIDENCE PRESERVATION SOCIETY

Records of

#4-8 BENEFIT STREET

Plat 3
Lot 202

Built c 1865...By William P Angell

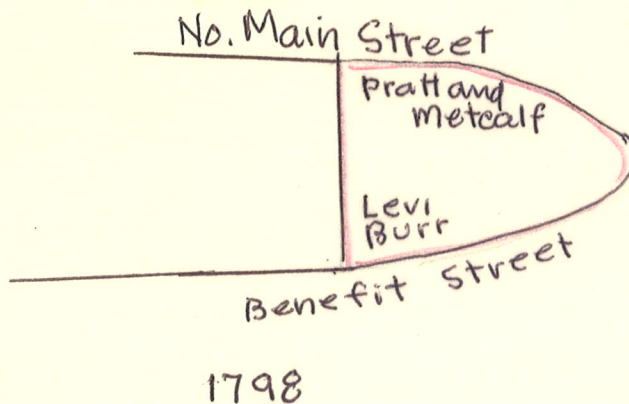
- 1798 Levi Burr shown here as owning house and lot (not this building) Chace
- 1801 Levi Burr, taylor, dies.
- 1827 Samuel Thurber, executor u/w Levi Burr sell Burr's property to Peter Pratt for \$780, he being the highest bidder at public auction "all the right, title, and interest in a certain lot of land at the junction of North Main and Benefit Streets, with a dwelling house (not the present building) and other improvements, being the Mansion House of Levi Burr! Bounded ; E 28' on Benefit Street, and 28' N of Nathan Miller; S 7' from the S side of said Burr's house, measuring 28'....Deed Book 54.139
- 1827 Peter Pratt sells for \$390 to Samuel Metcalf, 1 undivided moiety or $\frac{1}{2}$ part of a certain lot of land at the junction of North Main and Benefit Streets, together with a dwelling house (not this building) and other improvements, and $\frac{1}{2}$ of the right which I have in the Well situated on the W side of said Main Street, opposite the said house...the premises hereby conveyed are 1 undivided moiety or $\frac{1}{2}$ of the same estate which I purchased at auction of Samuel Thurber, executor of Levi Burr, deceased. Deed Book 54.140
- 1842 Samuel Metcalf sells for \$1000 to Joel and Joseph Metcalf the above property "being the same I purchased of Peter Pratt in 1827"...DB 85.30
- 1846 Joel and Joseph Metcalf sell for \$1240 to Lyman Pierce, 1 undivided $\frac{1}{2}$ part of a certain lot of land with the dwelling house (not the present building) at the junction of North Main and Benefit Streets..DB 101/203
- 1846 Leonard B Pratt sells for \$1,050 to Philip A Munroe, 1 undivided $\frac{1}{2}$ part of a parcel of land with all buildings and improvements, at the immediate junction of North Main and Benefit Streets, meaning to convey 1 undivided part of the same lot which was conveyed to my father, the late Peter Pratt by deed from Samuel Thurber in 1827....Deed Book 157.73
- 1865 Lyman Pierce and Philip Munroe sell for \$3000 to William P Angell a certain lot of land with the dwelling house (not the present building) and other improvements at the junction of North Main and Benefit Streets, with well rights, being the same premises in 2 certain deeds...1 from Joel and Joseph G Metcalf to said Lyman Pierce (DB 101.203) and the other from Leonard Pratt to said Philip Munroe (DB 157.73)..DB 471. 269
- 1877 "..... and whereas the Court of Probate in May 2, 1874 authorize Elisha Mowry as guardian of said Vashti Angell (widow of William P Angell) to make such settlement and comprise to the sum of \$7000 for the support of Ellen J Mann and her family, the entire estate is released to Vashti Angell, her heirs and assigns forever...2 certain lots of land at the "....and the other at the junction of North Main Street and Benefit St

more....

#4-8 BENEFIT STREET...continued

Bounded: W by North Main Street; E by Benefit Street; S by David Hayford together with the right of dower of Lucy Angell, widow of David B Angell (son of William P Angell)...Deed Book 293. 193-4

- 1886 Andrew J Smith et al sell for \$6000 to Robert and James O'Hare, a certain lot of land with all buildings and improvements thereon. Bounded N/ly and E/ly on Benefit Street; S/ly formerly David Hayford, and W/ly on North Main Street, being one of the Estates formerly belonging to Vashi W Angell and conveyed by 2 certain ~~deeds~~ mortgages; 1 by Edward P Knowles as guardian of said Vashti W Angell to the said Andrew J Smith in 1880 (MB 98.473) and now held by said Andrew J Smith in 1880 (MB 99.489) the last mortgage foreclosed in Equity Suit #2430...Vashi W Angell vs Andrew J Smith...Deed Book 336.257
- 1920 Property taxed to Barney M and Thomas H Goldberg
- 1935 Barney Goldberg taxed for this property
- 1969 Property taxed to Providence Redevelopment Agency...Deed Book 1152.137



Mary A Gowdey
researcher
January 1975

masse and wore badges of mourning for thirty days.

In 1847,

five years after Peter Pratt's death, a street bearing his name appeared in the ^{Providence} Directory although "a new street called Pratt lately

open" cutting across the Halsey farm land appeared on deeds dated 1841.

The street ran north from Jenckes to Halsey.

No houses have yet been restored on Pratt Street but the original proposal for Benefit Square includes a plan for contemporary row-houses along this eastern side.