

PROVIDENCE PRESERVATION SOCIETY

Records of
40 Benefit Street
formerly #46 BRANCH AVENUE moved 1/74 Flat 74
Lot 111

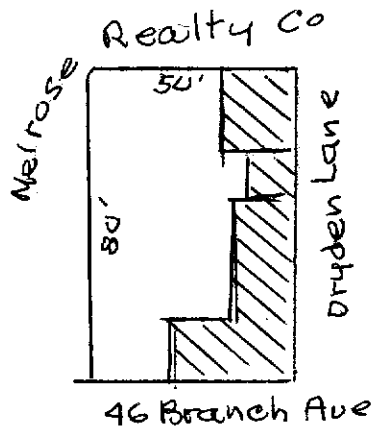
Built 1828-1836...By Samuel Whelden

- 1828 Dexter Thurber, manufacturer, sells for \$125 to Samuel Whelden, mariner, a lot of land in the N/ly part of Providence, bounded: E by a Highway 50'; N by Lane to Thurber's Mills 80'; W by Moses Brown 50"; S by Moses Brown 80'....Deed Book 55.100
- 1836 Samuel Whelden, mariner, listed here for the first time...Providence Directory
- 1842 WILL: Samuel Whelden leaves all his personal and real estate property to his wife Polly (his administratrix). His daughters Mary and Susan a right or home in his Homestead Estate during his wife's lifetime, but lose this right if they marry...Wills 14.452
- 1854 TAX LEDGER: Samuel Whelden Heirs Estate: Lot 111...Flat 74 (from Lot 357...Flat 2)..Value of Land \$490...Value of Building \$300.. A 2.357
- 1894 D L D Granger, City Treasurer, because of the assessment duly made on the construction of a sewer on the said Real Estate, sells for \$82.02 to J Wilson McCrillis, the highest bidder, that being the amount of said assessment with interest, cost, and expenses thereon, together with all buildings...Deed Book 391.238
- 1895 J Wilson Mc Crillis sells to Charles J Whelden a certain lot of land with all buildings and improvements, bounded: E by Branch Avenue 50'; N by Thurber's Lane 80'; W 50' and S 80' by William B. Spencer, being the same estate conveyed to this grantor in 1894 by deed of D L D Granger, City Treasurer...Deed Book 397.77
- 1897 Charles J Whelden sells to Rebecca B Davis wife of John S Davis the above property, being the same conveyed to this grantor by deed of J Wilson McCrillis in 1895...Deed Book 409.201
- 1898 MORTGAGE: Rebecca B Davis wife of John Davis mortgages the above property to the New England Savings and Loan Company...DB 410.501
- 1905 TRANSFER of Mortgage: New England Savings and Loan Company to Connecticut Loan and Realty Company, being the same premises conveyed to said N E Savings and Loan Company by John S davis and wife rebecca by deed in 1898...Deed Book 467.403
- 1912 Connecticut Loan & Realty Co, sell to Bernard J Waters and wife Mary A Waters a certain lot of land with all improvements thereon bounded: E by Branch Avenue 50'; N by Thurber's Land 80'; W 50' and S 80' now or formerly by William B Spencer, being the same as N E Savings & Loan Co to Conn. Loan & Realty Co in 1905...DB 528.412

more...

#46 Branch Avenue...continued

- 1930 Property taxed to Thomas P Waters
- 1934 MORTGAGE: Thomas P Waters for \$2758 to Home Owners Loan Corporation that lot of land on the $\frac{1}{2}$ N/Wly corner of Dryden Lane and Branch Avenue, bounded on the S and W by Melrose Realty Co..MGS 673.53
- 1934 FORECLOSURE: George H Bates, Deputy Sheriff of Providence County, sells for \$200 to Mortimer G Cummings, the highest bidder at public auction, the property on Flat 74...Lot 111...Deed Book 779.308
- 1934⁸ The above property taken over by Home Owners Loan Corporation, the highest bidder at public auction, for \$2800...Deed Book 817.12
- 1943 Home Owners Loan Corporation grants, bargains, sells, and conveys to John J Dillon and wife Catherine Dillon that lot of land with all buildings and improvements thereon bounded: E by Branch Avenue 50'; N by Dryden Lane 80'; W 50' and S 80' by Melrose Realty Company... Deed Book 856.65
- 1968 John J Dillon and wife Catherine E Dillon sell the above property to the Providence Redevelopment Agency...Deed Book 1146.322
- 1972 Now merged into Lots 112 and 384...Deed Book ~~1163~~.



Mary A Gowdey
May 1973

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