

Providence Preservation Society

Records of

425 Benefit ST

The Henry Salsbury House c 1820

The following is research completed on two properties; the land located at 425 Benefit Street, Plat 16, lot 410, and the house which was moved to this location from 88 South Street, being Plat 21, lot 276. The house was moved during the summer of 1982.

1854 August 1. Providence Tax Index Book 5, page 410 shows the property at the corner of Sheldon Street and Benefit Street belonged to William Field of Providence. Said lot contained 11,016 square feet. The land was valued at \$5,513. A structure was valued at \$1,900.

1858 Tax Ledger Series C book 3 page 43 atates this corner lot contained 3,834 square feet of land and held no structure.

1873 January 1. Deed Book 237.323 Said property, being lot 410 on Plat 16, was conveyed from William Field to James Cranston. James E. Cranston is listed as living at 414 Benefit Street and was Treasurer of City Savings Bank at 21 Weybosset Street.

1882 Providence Atlas of 1882 shows this property being lot 410 on Plat 16 belonged to the estate of James Cranston. Said lot conrained 3,834 square feet at this time. The property at #8 Sheldon Street was also owned by James Cranston heirs.

Various reference books indicate no house was constructed on this lot between 1882 and 1916 when the property was sold by the Cranston family.

1916 October 13. Deed Book 561.252 Sarah Cranston, Frank Cranston, and Louise Cranston, being made trustees of the estate of Francis Cranston by his will, convey property to Morris Kelman. The property conveyed in this deed is described as land and buildings on the north side of Sheldon Street, being at a point on the north side of Sheldon St. 40.11 feet easterly from the northeast corner of Benefit and Sheldon Sts. Said property containing 2674 square feet. The remainder of this lot being conveyed to Leo Logan on this same day. House Directories for 1918 indicate Morris Kelman residence to be at 8 Sheldon Street.

December 11. Deed Book 564.391 Leo Logan of Providence conveys to Morris Kelman and his wife Elizabeth property described as being on the northerly line of Sheldon Street being 50.11 feet easterly of the northeasterly line of Benefit and Sheldon Streets. Said lot containing 2,271.96 square feet of land.

1917 July 23. Deed Book 565.347 Trustees under the will of Francis Cranston, as named previously in this research, convey to Morris Kelman and his wife Elizabeth at the corner of Benefit and Sheldon Streets 40.11 feet bounding on Sheldon Street to a driveway being

10 feet in width..Said property containing 3,428.59 square feet

1933 February 23, 3:34 p.m. Deed Book 766.312 Morris and Elizabeth Kelman convey to Magdalene A. Kawalewski property running easterly on Sheldon Street 40.11 feet to a driveway 10 feet in width - thence turning a right angle and running northerly bounding easterly on said driveway 63.11 feet to land of Morris Kelman, thence turning a right angle and running westerly bounding northerly on Kelman land 11.33 feet, thence turning a right angle and running northerly 12 feet to Rosa land, thence turning southwesterly bounding northwesterly on Rosa land 60.9 feet to Benefit Street, thence southeasterly bounding southwesterly on Benefit Street. Said land containing 3428.59 square feet.

February 23. 3:35 p.m. This same property was conveyed from Magdalene A. Kawalewski to Elizabeth Kelman being 3428.59 square feet.

February 23. 3:36 p.m. Morris Kelman conveyed to Elizabeth Kelman property on the north side of Sheldon St. being 40.11 feet from the corner of Benefit St. being 2674 square feet. (At this time the property at the corner of Benefit and Sheldon Streets and # 8 Sheldon Street became owned by Elizabeth Kelman).

1946 August 23. Recorded in Deed Book 906.25, Elizabeth Bloomberg, wife of Joseph Bloomberg, formerly Elizabeth Kelman of Fall River, Mass. conveyed to Merchants Realty Corporation lots 410, 503 and 516.

October 22. Deed Book 911.302 Merchants Realty Corp. conveys to George Belair and Richmall Belair as joint tenants said property containing 8,374.55 square feet.

1947 April 28. Deed Book 918.229 George J. Belair and Richmall Belair of Warwick, R.I. convey this parcel of land and buildings at the northeast corner of Benefit and Sheldon Streets to Merchants Realty.

April 30. Deed Book 918.230 Merchants Realty Corp. conveyed said property to the Fox Point Republican Club. This Club occupied the building at #8 Sheldon St. and used the lot behind the house plus the corner lot for parking.

1968 December 31. Recorded in Deed Book 1152.10 The Fox Point Republican Club, John Reposa, President, and John David, Secretary, conveyed said property to Manuel and Mary Cabral, husband and wife, and Pasquale Salandra and Beatrice his wife. Property being 8,374.55 sq. ft.

1975 June 12. Deed Book 1186.716 Beatrice Salandra became sole owner of said property under the last will and testament of Pasquale Salandra who died on May 7, 1975 - Probate Docket #74397.

1976 October 1. Deed Book 1196.474 Recorded on December 31 at 10:31 a.m. Judith Rose Salandra, unmarried, conveys said property to Lorraine Ann Horowitz of providence and Kenneth James Salandra of Mill Valley, California.

1976 December 31. 10:32 a.m. Deed Book 119 to 475 The previously mentioned grantees grant back to Judith Rose Salandra a portion of said property plus their quit claim covenants. William Horowitz, husband of this grantor also releases his quit claim.

1978 May 26. Described in Deed Book 1205.732, 733. Lorraine Ann Horowitz and William, her husband; Kenneth James Salandra, unmarried of San Francisco, California; and Manuel Cabral, unmarried, grant to Constance A. Mussels property at the northeast corner of Benefit and Sheldon Sts.

June 5. Executor's deed, Manuel Cabral, under the last will and testament of Mary Cabral, deceased of East Providence, Probate of East Providence conveys to Constance Mussells of Providence the same interest of the late Mary R. Cabral. Described in Deed Book 1205.734

1982 June 7. Recorded at 10:45 a.m. in Deed Book 1235.1077. Constance A. Mussells conveys to Hill Realty Co. of 5 Brown Street, Providence, said property on the corner being the north side of Sheldon Street and the east side of Benefit Street, a total of 3,832.84 square feet. It should be noted here that the house which presently occupies this lot was moved to the property from 88 South Street at this time.

December 9. Recorded at 10:08 a.m. Hill Realty conveyed said property to Irene Roney of Long Highway, Little Compton.

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The following information relates to the house which was moved from 88 South Street (Plat 21 lot 276) to 425 Benefit Street (Plat 16 lot 410) during the summer of 1982.

1824 City Directory shows this address to be the home of Henry Salsbury (spelling changed to Salisbury after 1867) who was a ship carpenter.

Tax ledgers from 1835 to 1837 on file at Providence City Archives show Mr. Salsbury to have real estate valued at \$800.00 and was taxed the amount of "2,40"

1837 December 12 Deed Book 72.53 Danise Field transferred this land to Henry Salisbury, by deed, being lot 276 Plat 21.

1838 Tax ledger shows the value of his property was increased to \$1,200 and was taxed the amount of "3.90"

1841-42 City Directory shows George Salisbury and James Salsbury living on South Street. Both were ship carpenters. The Tax Index for these years show the property on South Street having increased to \$1,400.

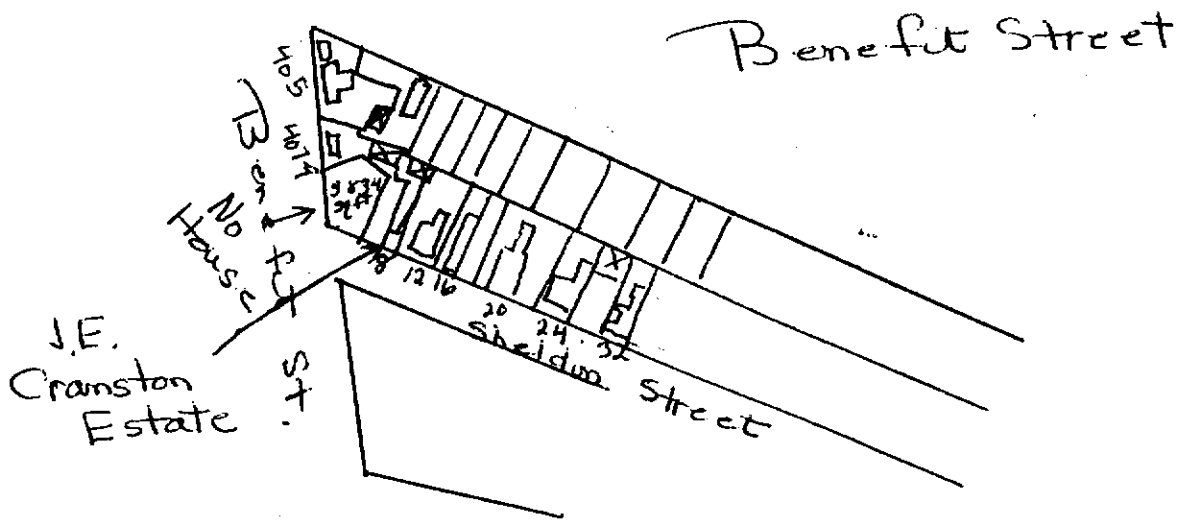
1850-52 City Directories show Henry, Issac, James, and John Salsbury all ship carpenters living on South Street.

- 1852 Tax records show the value of this property increased to \$1,600 and the amount of tax being \$9.54
- 1854-68 Tax ledger Series A, ledger 3.88 states the value of this property to be \$1,996. City Directories show the Salsbury family to be associated with the boat building company of Salsbury & Mc Cloud located at the foot of Crary Street, later given the number 5 Crary Street.
- 1867 Tax Ledger Series B, Book 4.386 John Salisbury received said property by the will of Henry Salisbury.
- 1869 City Directory indicates the house numbers on South Street were changed. This particular house number was changed from 50 to 88 South Street.
- 1882 December 27. Deed Book 318.433 The heirs under the will of John Salisbury, they being John Salisbury, Jr., Mary L. Salisbury, Walter and Joanna Mason, Herbert Salisbury, Elizabeth Fiend, Irving Salisbury, and Cornelius Sweetland convey said property to the Jackson Bank.
- 1884 June 6. Deed Book 326.332 The Jackson Bank, a corporation created by the General Assembly of Rhode Island, doing business in Providence conveys this property to Randolph Hanke. Said property was now valued at \$3,632 No reference is made as to who occupied the house at this time.
- 1891 July 9. Recorded in Deed Book 367.227 Rudolph Hanke conveyed said property to Mary Campbell, widow. Directories from this date to 1896 show the house was occupied by Henry Leupelt, clerk.
- 1898 House Directory shows the house was occupied by the Peckham family; Lydia, a widow; Frank W., butcher; John Keith, P.F.D.
- 1900 City Directory shows this property was occupied by the Hart family; Bartholomew, Cornelius, John, Stephen, and Timothy.
- 1920-39 City Directories show this residence was occupied by it's owner, Mary E. Campbell.
- 1939 November 14. Deed Book 823.334 reorded with the Providence Recorder of Deeds in February 1940, Mary E. Campbell transfered said property to Rose E. Mac Intyre and Mary E. Campbell as joint tenants.
- House Directories from 1939 to 1948 show that the property was occupied by Mary E. Campbell, widow.
- 1949 City Directories show the property occupied by Mrs. Laura La Fontaine
- 1950-75 The house was occupied by Ernest La Fontaine

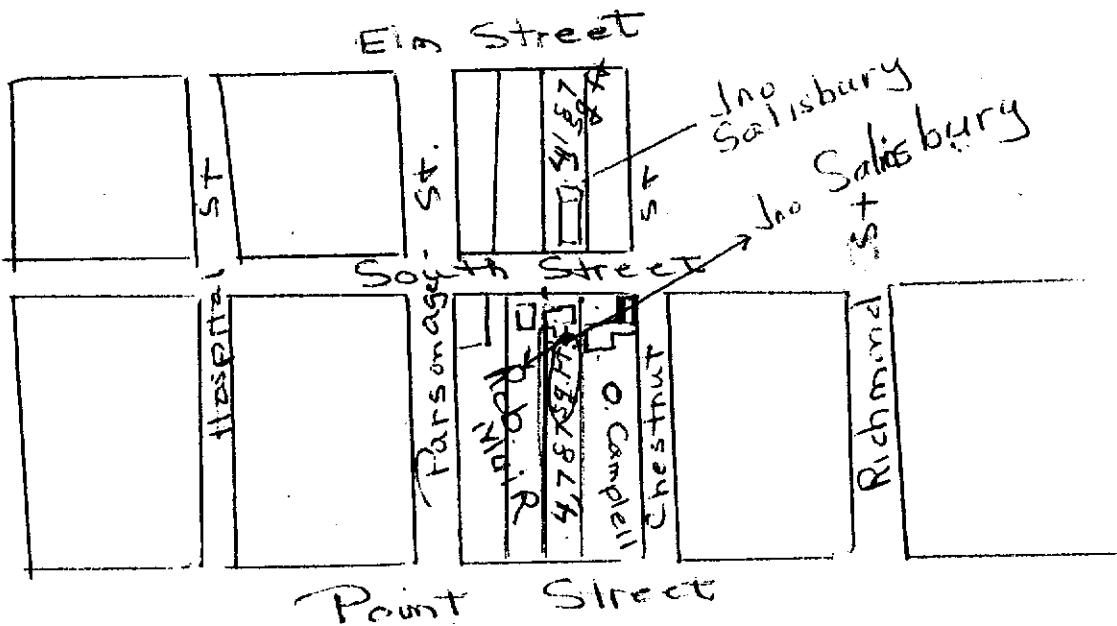
1975 August 21. Recorded in Deed Book 1187.824 Rose E. Mac Intyre conveyed said property to John W. Gross.

Hill Realty was granted this house from the present owner and subsequently moved it to 425 Benefit Street during the summer of 1982, thus bringing together the land on Benefit Street (lot 410 on Plat 16) and the house from lot 276 on Plat 21.

Prepared by:
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Sketched from 1895 Atlas
Plate 37



Sketch from 1882 Atlas
Same as 1895