

PROVIDENCE PRESERVATION SOCIETY

PLAT 3
LOT 224

RECORDS OF

#48 BENEFIT STREET...WOOD

See... #1
H. Mason's
ALBUM

#34 IN 1824 #46 IN 1847 #46 IN 1866 #48 IN 1872

- 1799 *Built between* JOSEPH ^{Whipple} SELLS FOR \$323.34 TO ELISHA ANGELL A CERTAIN LOT OF LAND BOUNDED: S BY SAMUEL STAPLES 80'; E BY BENEFIT STREET 50'; N BY THOMAS L HALSEY LOT 79½; W BY JOHN WHIPPLE'S LOT 36½..DB 32.144
- 1808 THE ABOVE TRANSACTION WAS RECORDED.
- 1810 ELISHA SELLS TO ENOS ANGELL FOR \$500 ½ MOIETY IN THE ABOVE PROPERTY TOGETHER WITH ½ PART OF DWELLING HOUSE THEREON STANDING AS TENANTS I N COMMON ...DB 34.254
- 1810 FIRE RECORD: To ELISHA AND ENOS ANGELL...SELF-OCCUPIED AND ALSO BENJAMIN MUNRO...DWELLING HOUSE...WOOD..40' FRONT AND 31' FRONT TO REAR... 2 STORIES HIGH IN FRONT AND 3 IN REAR...VOL 4..#1287
- 1810 ELISHA AND ENOS ANGELL AND BENJAMIN MUNRO LIVED HERE.
1812. INDENTURE: ELISHA ANGELL TO CROMWELL PECK ½ MOIETY OF PRIVILEGE OF DRAWING WATER FROM WELL LATELY DUG AND FINISHED BY SAID ELISHA ANGELL AND CROMWELL PECK EQUALLY BETWEEN THEM ON THE LOT BELONGING TO THE SAID ELISHA...WHICH SAID LOT ADJOINS SAID CROMWELL PECK'S HOUSE LOT ...DB 36.70
- 1814 DIRECT TAX OF PROVIDENCE: *To pay for war of 1812* ELISHA ANGELL..1 UNDIVIDED ½ OF LOT 50' FRONT ON BENEFIT STREET. BOUNDED: S BY SAMUEL STAPLES 79½!; W BY JOHN WHIPPLE AND WPHRIAM TALBOT 35½'; N BY CROMWELL PECK 80', WITH A DWELLING HOUSE 31'x42'...3 STORIES HIGH IN REAR AND 2 IN FRONT (THE OTHER ½ OWNED BY ENOS ANGELL) *To pay for war of 1817*
- 1818 FIRE RECORD: ELISHA AND ENOS ANGELL..OCCUPIED BY MRS TILLINGHAST AND CHARLES HODGES...WOOD 40' FRONT AND 32' FRONT TO REAR..2 STORIES HIGH IN FRONT AND 3 STORIES HIGH IN REAR..(SOLD TO EARLE D PEARCE IN 1821) VOL #5..#1798
- 1818 MRS TILLINGHAST AND CHARLES HODGES LIVED HERE.
- 1821 ELISHA AND ENOS ANGELL, HOUSEWRIGHTS, SELL FOR \$2250 TO EARL D PEARCE GENTLEMAN, A CERTAIN LOT OF LAND WITH DWELLING HOUSE BOUNDED: E BY BENEFIT STREET 50'; S BY SAMUEL STAPLES 80'; N BY CROMWELL PECK (FORMERLY T L HALSEY) 79½'; W BY HEIRS OF JOHN WHIPPLE BEING THE SAME I PURCHASED OF JOSEPH WHIPPLE IN 1799...DB 46.73
- 1840 WILL: EARLE PEARCE DIED AND DEVISED HIS PROPERTY TO HIS FIVE DAUGHTERS: MARTHA, WIFE OF WILLIAM WATERMAN; MARY WIFE OF SAMUEL CONGDON; CAROLINE, WIFE OF ALPHEUS MORSE; LAURA, WIFE OF JOHN L LINCOLN; ANNA, WIFE OF CHARLES CONGDON, SUBJECT TO LIFE ESTATE OF HIS WIFE LYDIA (WHEATON) PEARCE. HIS SON EDWARD PEARCE NAMED AS TRUSTEE..WILLS 14.250. THIS PROPERTY WAS IN THE PEARCE FAMILY UNTIL 1919.

MORE...

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#48 BENEFIT STREET.....CONTINUED

- 1864 JOHN PITMAN AND EDWARD D PEARCE, AS TRUSTEES OF MARY W CONGDON QUIT CLAIM TO HER "....ALSO A CERTAIN LOT OF LAND NEAR THE FOOT OF JENCKES STREET BOUNDED: E BY BENEFIT STREET; S ON LAND FORMERLY OF SAMUEL STAPLES; W ON LAND OF JOEL METCALF ET AL; N BY ALLEN GREENE WITH TWO DWELLING HOUSES, ONE OF WHICH IS A DOUBLE HOUSE". (THE SINGLE HOUSE BEING #48 AND THE DOUBLE HOUSE BEING #42-44 BENEFIT STREET)..DB 170.349
- 1919 THE HEIRS OF EARL D PEARCE, THROUGH STEPHEN HARRIS, COMMISSIONER, SELL THEIR PROPERTY AT AUCTION FOR \$2325 TO PATRICK MCCARTHY, THE HIGHEST BIDDER, NAMELY A TWO-FAMILY HOUSE...DB 580.401
- 1919 PATRICK MCCARTHY SELLS TO HATTIE LEVY (LATER MARRIED KORNSTEIN) THIS PROPERTY BOUNDED: N BY ANNIE P CHADWICK ET AL; W BY LOUIS ROBINOWITZ; S BY GEORGE CALDER 2ND; E BY BENEFIT STREET, BEING THE SAME PREMISES GRANTOR GOT BY DEED FROM STEPHEN HARRIS, COMMISSIONER..DB 580.403
received

THIS PROPERTY CHANGED HANDS SEVERAL TIMES AND WAS TAXED TO THE FOLLOWING PERSONS IN THE YEAR DESIGNATED:

- 1921 HATTIE KORNSTEIN
 1931 WILLIAM F WORRALL
 1931 DAVID E AND ARTHUR W WORRALL
 1933 HANNA M TWIFE OF ARTHUR W WORRALL
 1934 EVA G RAYLOR
 1935 GEN CONVENTION OF THE NEW JERUSALEM IN THE U S
 1958 BURNSIDE CORPORATION
 1959 ROBERT H GOFF AND WIFE NEILA W, ^{joint} JOINT TENANTS

FROM THE PROVIDENCE DIRECTORY: TENANTS OF #48 BENEFIT STREET
 (THE FIRST DIRECTORY WAS PRINTED IN 1834)

- TO
 1828 MRS TILLINGHAST AND CHARLES HODGES
 1836 WILLIAM COOKE, ACCOUNTANT
 1841 REV FRANCIS SMITH AND NICHOLAS OREN
 1844 NICHOLAS OREN
 1847 JOHN SWEET, SHOE STORE
 1850 TO
 1855 ASA FAIRBANKS, PAPER DEALER
 1866 TO
 1871 JESSE METCALF, WOOL MANUFACTURER

- 1871
 TO HENRY C KENBALL, SALESMAN
 1915 AND FAMILY

- 1892 ANNA ARNOLD
 TO MRS C CLEAVELAND
 1905 H C SLOCUM, DRAFTSMAN

- 1905 JOSEPH DEJORDY, JEWELER
 TO AND FAMILY
 1917