

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

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 10
Lot 146

⁸¹
~~#177~~ BENEFIT STREET.....Wood

#49 in 1824 #49 in 1844 #53 in 1847 #81 in 1866

1769 Joseph Whipple sells to Nathaniel Wheaton a certain lot of land in the S/W part of his homestead farm, bounded: W by Back Street 11 1/3 rods; N by grantor 62 rods; E by grantor 10 rods; S by William and Benjamin Brown ...Deed Book 18.338 *is the S/Wly part of my Homestead Farm*

1786 Nathaniel Wheaton for the love he bears his son Seth, gives to him a certain lot of land bounded: W on Benefit Street 47'; ~~E~~ by grantor "110' from the W/ly foundation of the DWELLING HOUSE my son is now building" (130' in all); N by grantor 45'; S by a 16' gangway which separates it from the property of Josiah Draper...DB 22.30 *Get Miss*

1785 AGREEMENT: A gangway to be built between the property of ^{Nathaniel} ~~Seth~~ Wheaton and Josiah Draper...expense to be shared equally by both...DB 19.530

1791 Seth Wheaton, merchant, sells for 500 L silver lawful momey to Phebe Dexter, wife of Knight Dexter north of the State House and opposite the Episcopal Church on the E side of Benefit Street together with the Dwelling House (reserving to Josiah Draper well and gangway privileges bounded: N by Nathaniel Wheaton 140'; E by Nathaniel Wheaton 45' 9"; S by a 16' gangway which separates it from the property of Josiah Draper 140'; W by Benefit Street 47'....DB 23.65

1798 CHACE NOTES: Owned by E K Dexter...S on gangway; W on Benefit Street Lot 40' x 162'..Dwelling House 33' x 28'..2 stories..wood. Outhouse for chaise 36' x 18'.

1805 WILL: Knight Dexter leaves all his Estate to wife Phebe...her son Eben K Dexter became her only heir-at-law...Wills 11.4 (Mrs Dexter never remarried and her daughter Mrs Rossiter died without issue)

1823 Nathaniel Rossiter and wife Abigail sell for \$3200⁰⁰ their interest in the property to Ebenezer K Dexter.."it being the same conveyed to our honored Father Knight Dexter and wife Phebe by Seth Wheaton"...the deed not to affect well and gangway privileges...DB 47.104

1824 Bernon Helme lived here...Prov Directory

1824 WILL: Eben K Dexter leaves the above property to the niece of his late wife, Waitstill Dexter Shaw who married Charles Cheney...Wills 13.186

1830 POLICY RECORD: Charles Cheney... *P.R. 8.4344*

not unpacked 12/11

1833 P.R. Chas Cheney - wood - 34 x 28 1/2 2st
hi fr. & rear. Add 15 x 33 - 1st hi. occ Ena Dlt *more...*

#81 BENEFIT STREET.....continued

- 1834 Charles Cheney sells for \$1000 to Ralph Cheney a farmer of Connecticut a certain lot of land with all buildings "being the same conveyed to E K Dexter by Nathaniel Rossiter and wife Abigail in 1823..DB 63.237
- 1835 Ralph Cheney quit claims the property to Cyrus Dyer..DB 66.111
- 1836 Cyrus Dyer sells the property for \$5000 to Olney Dyer..DB 69.193
- 1836 Olney Dyer sells the property to Job Angell 2nd for \$5000...DB 69.196
- 1838 Job Angell 2nd sells for \$3700 to Peter Church a certain lot of land with all buildings and improvements bounded: W by Benefit Street 87'; N by William Staples 162'; E by Samuel G Arnold 85'; S 15' then by a 16' gangway which separates it from the land formerly Abner Daggett to Benefit Street.. being the same conveyed to E^A Dexter by Nathaniel and Abigail Rossiter (47.104)..with well and gangway privileges..DB 74.217
- 1839 POLICY RECORD: Peter Church... PR 12.7818

Peter Church lived here....Prov Dir. The Church family lived here until 1902

1856 MORTGAGE: Peter Church to the Warwick Savings Company..MTGs 3.237

1866 Peter Church died in Middleton R I. leaving children Henry A., George M., Mary E (she married Cyrus Butler) and Sarah H (she married W H Howell) and his widow Sarah A...Title Guarantee of R I

1868 Heirs of Peter Church (his children) convey to Sarah A Church, widow, the lot of land and all buildings and improvements thereon at #81 Benefit Street..being the Homestead Estate of our Father Peter Church for and during her natural life...DB 184.146

1902 Sarah Church, widow, died .

1907 Property was taxed to Louis Cohen and wife Esther and to the following persons in the year designated:

1915 Samuel Sugarman

1929 Max Hyman

1930 Morris H Hyman

1944 Jesse Chapman and wife Willie P.

1967 " " " "

1974 " " " "

Mary A Gowdey
October 1964

PROVIDENCE PRESERVATION SOCIETY

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RECORDS FOR

81 R BENEFIT STREET
(49 Benefit Street before renumbering)

Plat 10

Lot 697 (December 1996)

Lot 272 (1907 - 1996)

Lot 10 - 146 (1868 - 1907)

PETER CHURCH, BUILDER

1856

With Later Additions

Providence Preservation Society

Records For

**81 R Benefit Street
(49 Benefit Street before renumbering)**

Plat 10

Lot 697 (December 1996)

Lot 272 (1907 - 1996)

Lot 10 - 146 (1868 - 1907)

PETER CHURCH, BUILDER

1856

With Later Additions

- 1769 The early records of the town of Providence refer to this section as Back Street, suggesting that it was the cross road just behind Main or Town Street.
- 1769 August 8. Deed Book 18:338. In consideration of 71 pounds, 7 shillings, Joseph Whipple conveyed to Nathaniel Wheaton a certain lot situated on the easterly side of Back Street, being the southwesterly part of the Joseph Whipple Homestead Farm. Three acres plus 154 rods were transferred at this time. No house is listed on this land.
- 1770 See copy of town clerk's map, attached.
- 1785 August 3. Deed Book 19:530. Nathaniel Wheaton of Providence and Josiah Draper of Attleborough, each owners of adjoining land northward of the Rhode Island State House, on the easterly line of the Back Street, sometimes called Benefit Street, agreed to lay out for common use a gangway. Said gangway was to measure 16 feet wide beginning at the Street, taking 8 feet of the northerly section of Drapper's lot and 8 feet of the southern part of Wheaton's lot. This 16 foot wide gangway was to extend back easterly 130 feet on one side and 120 feet on the other. The agreement was legally recorded in the office of the Providence town clerk, Theodore Foster, at Providence town hall.

- 1786 The Providence Preservation Society map of Historic Buildings Still Standing, published in 1956, suggests that the dwelling house on this lot, standing closest to Benefit Street, was built at this time.
- 1791 November 4. Deed Book 23:65. Phoebe Dexter, wife of Knight Dexter, purchased land from Seth Wheaton, "marriner, alias merchant," for consideration of five pounds silver lawful money, out of the estate of her late father, Joseph Harris, Esquire.
- This lot is described as being situated a little northward of the State House, near property belonging to the Episcopal Church, on the easterly side of Back or Benefit Street, bounded by a 16 foot gangway.
- Seth Wheaton states that the gangway was laid out by his father, Nathaniel Wheaton, and Josiah Draper.
- The transaction was for a lot bounding 47 feet on Benefit Street, containing 6 feet 6 inches between the Dwelling House and Street. The lot extended back 100 feet 6 inches bounding on land of Nathaniel Wheaton. This deed mentions that ½ part of the "well water" is owned by Josiah Draper.
- 1792 May 2. Deed Book 23:124. Nathaniel Wheaton, Esquire, conveyed to Knight Dexter, a house lot on the easterly side of Back or Benefit Street, bounding at the northwest corner of the Dexter Dwelling House lot, lately bought of Captain Seth Wheaton by Phoebe Dexter. This lot measured 40 feet on Benefit Street and extended easterly 140 feet.
- 1798 Chace map of Providence shows the Dexter property. See attached.
- 1823 May 24. Deed Book 47:104. Nathaniel Rossiter and Abigail, his wife, of Pomfret, Connecticut, heirs of Knight Dexter, conveyed to Ebenezer Knight Dexter, their interest in the Benefit Street house lot, with dwelling house and all other buildings. The lot measured 87 feet on Benefit Street and 162 feet in depth.
- The well water on said lot is still owned in part by Abner Dagget and "this deed is not to effect that right."
- 1824 Providence Fire Policies 1801 - 1858 indicate various citations which may apply to this Benefit Street property. (Possibly #49 Benefit Street, occupied by D. L. Barns.)
- 1839 January 1. Deed Book 74:217. Job Angell of the city and state of New York, having acquired the Benefit Street property conveyed it to Peter Church.
- 1842 The Providence city directory lists Peter Church, a jeweller with the Church & Metcalf Co. Jewellers, at 12 Steeple Street, living at #49 Benefit Street.
- 1846 Fire Policy #13859, Vol. 33, Index page 83, lists Peter Church. His property on the easterly side of Benefit Street is described as a "wooden dwelling house, 28 feet by 33

feet -- addition 13 feet by 13 feet -- all two stories front to rear -- another addition 9 feet by 15 feet -- one story high -- the whole occupied as a dwelling house."

- 1853 The above policy was renewed and recorded in Vol. 52, #22458.
- 1854 August 1. Tax ledger 1:203, Series A, lists this property belonging to Peter Church as having 13,920 square feet of land, valued at \$65 per square foot and building valued at \$3,500.00.
- 1856 Fire Policy #26093, Vol. 59, Index page 91. The 1846 fire policy was renewed.
- 1856 Fire Policy #26991, Vol. 61, Index page 92. Peter Church was issued a policy for a dwelling house on his "rear lot" located on the easterly side of Benefit Street. The house measured 23 feet by 20 feet, two stories high front to rear.
- 1857 See area map by Walling, attached.
- 1867 Tax Ledger 1:419, Series B. The lot contained 15,152 square feet and was revalued to \$70 per square foot. Building value remained the same at \$3,500.00.
- 1868 May 21. Deed Book 184:146. Sarah A. Church, widow of Peter Church, in consideration of \$1.00 was granted from her children, full title to said land. The transaction included the buildings and improvements situated on the easterly side of Benefit Street, "being the Homestead Estate" of the heirs of Peter Church.
- 1872 November 1. Tax Ledger 2:107, Series C. Land remained at 15,152 square feet and was revalued to \$80 per square foot.
- 1875 Area map by Hopkins attached.
- 1881 March 1. Tax Ledger 2:334, Series D. The property value was unchanged from the 1872 tax evaluation.
- 1882 Atlas of Providence, Plate 2, attached. The property looks quite similar to the 1875 map.
- 1886 March 10. Building Permit #3594-62 was issued to Sarah A. Church of 81 Benefit Street, to build a 2 story wooden addition to her dwelling house. Joseph R. Budlong is listed as builder. Estimated cost \$1,550.00.
- It is presumed this permit was for the front house as the 1895 map shows the addition.
- 1886 May 15. Tax Ledger 2:334, Series D, shows the same land value. Building value became \$4,500.00 with the notation "building added."
- 1889 January 1. Tax Ledger 2:455. Land and building value remained at \$12,122 and \$4,500.00.

- 1895 See area map, attached. Size of the "rear" house was unchanged.
- 1896 July. Tax Ledger 2:455, Series E. Building value remained at \$4,500.00, however, land value was reduced to \$60 per square foot, bringing the value of this land to \$9,091.00.
- 1902 See tax map attached. (Lot 146)
- 1907 December 2. Tax cards show the property was sold to Louis Cohen and Esther, his wife.
- 1907 July. (not recorded until 1908). The back lot, containing 2,822 square feet, was divided off and sold to Levi and Frances E. Hooper. This back section was designated tax lot #272.
- 1908 See area map attached. One of the rear buildings became a greenhouse or "out building."
- 1918 See atlas, plate #22, attached.
- 1926 See atlas, plate #22, attached.
- 1931 January 13. Tax cards and Deed Book 747:38 show that the heirs-at-law of Frances Hooper, being Ida Totman, Lillian C. Muzzay, Vira E. Finn and Fannie Hardy, relinquished to Levi Hooper all their right and title to lot 272 on plat 10.
- 1931 March. Lot 272 became the property of Eliza J. Hooper, widow of Levi Hooper.
- 1933 June 12. Building permit #3725, was issued to Morris Hayman to put a fence around his property. (81 Benefit Street-Front)
- 1936 See area map attached.
- 1942 March. Tax records and Deed Book 838:492 show that this became the property of Eliza J. and John B. McAvoy. Eliza J. Hooper married John B. McAvoy on December 10, 1941. (Recorded in M. Book 45:280)
- 1947 July 17 Deed Book 922. Eliza J. McAvoy, a single woman, conveyed the property to Jesse Chapman and his wife, Willie F. Chapman. (John Brown McAvoy died December 5, 1946.)
- 1977 December. Lot 272 on Plat 10 became the property of Willie F. Chapman. (Tax Lists)
- 1995 See tax map attached.
- 1996 January 5. Deed Book 3257:168. The property was purchased by the Armory Revival Company and was designated as Assessors Lot 697.

19:530

To all People to whom these Presents shall come Greeting Whereas
 Nathaniel Wheaton of Providence in the County of Providence in the State of Rhode Island and Providence
 Plantations Esq on the One Part and Josiah Draper of Allborough in the County of Bristol in the Common-
 wealth of Massachusetts Yeoman on the Other Part, are Each of them at Present Owners of Land Situate
 the State House in said Providence and adjoining on the Easterly Side of the track or thorough Street
 Called and adjoining each other — NOW KNOW YE that for and in Consideration of each of
 Mutual and Reciprocal advantage and Convenience have now agreed and Do hereby Covenant to and
 Each other that we will from and after the Date hereof Lay out for our Common Use for a Gangway
 Sixteen Feet of our Land, Beginning at the Street aforesaid and extending Eastward in the Middle
 Hundred and Thirty Feet and on Each Side One Hundred and Twenty Feet — That is to say Eight
 Feet of said Drapers Lot on the North Side, and Eight Feet of said Wheaton's Lot on the South Side
 which Sixteen Feet in Width and Extending back Eastward, as aforesaid, to be holden by the
 Wheaton and Draper to and for the Use of a Gangway for Passing and Repassing with Carriage
 otherwise as Occasion may require to them and each of them their Heirs and Assigns forever, without
 molestation or Hindrance whatever — FURTHERMORE We bind Our Selves our Heirs Ex-
 Administrators and Assigns firmly by these Presents to Warrant Secure and Defend the abo-
 ve Gangway to Each other and their Heirs and Assigns against the Lawful Claims or Demands of any
 Person or Persons whatever. — IN WITNESS WHEREOF the Parties to these Presents
 hereunto Set their Hands and affixed their Seals this Third Day of August One Thousand Seven
 Hundred and Eighty Five and Tenth Year of Independence. &c

Signed Sealed and Delivered in the Presence of us
 as Witnesses
 Henry Bowen
 Jere Hawkins

Josiah Draper
 Nathl Wheaton

Recorded this Third Day of August A D 1785.
 Theodore Foster Town Clerk

In
 the
 presence
 of
 us

TO ALL WHOM THESE PRESENTS SHALL COME,

We Nathaniel Popple & Abigail Popple his Wife of Providence in the County of Providence & State of Connecticut. 47:104

SEND GREETING: KNOW YE, That We the said Nathaniel & Abigail in right of said Abigail for and in consideration of the sum of three thousand five hundred Dollars in hand, before the enclosing hereof, well and truly paid by

Eleazer Knight Esq^r of Providence in the County of Providence & State of Rhode Island

the receipt whereof We do hereby acknowledge, and ourselves therewith fully satisfied, contented and paid; and thereof and of every part and parcel thereof, do exonerate, acquit and discharge ^{him} the said ^{Eleazer} ^{his} Heirs, Executors and Administrators, forever by these Presents: HAVE given, granted, bargained, sold, aliened, enfeoffed, conveyed and confirmed; and by these Presents do freely, fully and absolutely, give, grant, bargain, sell, alien, enfeoff, convey and confirm, unto ^{him} the said Eleazer Knight Esq^r his Heirs and Assigns, forever.

A certain house lot lying & being in said Providence on the East Side of Benefit Street, together with the Dwelling House & other buildings thereon standing, bounded as follows Viz, beginning at the South westerly corner of said lot, at the Westward by corner of a fifteen foot gangway which divides said premises from the Estate of Oliver Dodge, bounded by Nathaniel Wheaton Esq^r for the benefit of said Estates thence northerly & westerly bounded westerly on Benefit Street, eighty seven feet until it comes to land owned by Nathaniel Dodge thence southerly adjoining the said Dodge land one hundred & eighty five feet until it comes to land owned by Samuel J. Arnold thence southerly & westerly adjoining said land until it comes to said fifteen foot gangway thence Northward adjoining said gangway until it comes to the first mentioned corner - the foregoing description - notwithstanding it is intended to convey the same land which was purchased by our Honor'd Ancest^r Knight Esq^r & Phoebe Esq^r his Wife by Sale of Seth Willard Esq^r by Knight of Marble Hill Esq^r - and it is to be understood that the Part of the lot * TO HAVE AND TO HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges, and Commodities, to the same belonging, or in any wise appertaining, to ^{him} the said Eleazer Knight Esq^r his Heirs and Assigns, forever, to ^{him} and ^{his} their only proper use, benefit and behoof, forever. And We the said Nathaniel & Abigail for ourselves, Heirs, Executors and Administrators, do Covenant, Promise and Grant, to and with the said ^{Eleazer} ^{his} Heirs and Assigns, that at and before the enclosing hereof We are the true, sole and lawful Owner of the above-bargained Premises, and well lawfully seized and possessed of the same in ^{our} ^{own} ^{proper} ^{right}, as a good, perfect and absolute Estate of Inheritance, in Fee-simple: And have in ourselves good Right, full Power and lawful Authority, to grant, bargain, sell, convey, confirm, the said bargained Premises, in manner as aforesaid. And that the said ^{Eleazer} ^{his} Heirs and Assigns, shall and may from time to time, and at all times forever hereafter, by force and virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Possess and Enjoy, the said demised and bargained Premises, with the Appurtenances free and clear, and freely and clearly acquitted, exonerated and discharged, of and from all and all manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions and Incumbrances, of what name or nature soever, that might in any measure or degree obstruct or make void this present Deed.

FURTHERMORE, We the said Nathaniel & Abigail for ourselves, Heirs, Executors and Administrators, do Covenant and Engage the above demised Premises to ^{him} the said Eleazer ^{his} Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever to Warrant, Securo and Defend, by these Presents.

In Witness Whereof We the said Nathaniel Popple & Abigail Popple have hereunto set our hands & seals and seal in testimony - fourth day of May in the year of our Lord one thousand eight hundred & twenty three.

Signed, sealed & delivered in presence of us
Eleazer Knight
Eleazer Knight

Nathaniel Popple
Abigail Popple

74: 217

To all People to whom these Presents shall come.

To Rob. Angell Esq of the City and Shire of New York

SUBSD CIRCUMSTANCES, KNOW YE, That I the said Rob. Angell Esq. for and in consideration of the sum of ... in hand, before the enscaling hereof, well and truly paid by

Peter Church of the City and County of New York

the receipt whereof I do hereby acknowledge, and therewith fully satisfied, contented and paid; and thereof, and of every part and parcel thereof, do exonerate, acquit and discharge the said Peter Church his Heirs, Executors and Administrators, forever, by these presents: have given, granted, bargain, sold, aliened, enfeoffed, conveyed and confirmed; and by these Presents do freely, fully and absolutely, give, grant, bargain, sell, alien, enfeoff, convey and confirm, unto the said Peter Church his Heirs and Assigns forever.

Know all men by these presents, that the said Peter Church, of the County of New York, in the State of New York, for and in consideration of the sum of ... in hand, before the enscaling hereof, well and truly paid by the said Peter Church, his Heirs, Executors and Administrators, forever, by these presents, have given, granted, bargain, sold, aliened, enfeoffed, conveyed and confirmed, unto the said Peter Church, his Heirs and Assigns forever, the receipt whereof I do hereby acknowledge, and therewith fully satisfied, contented and paid; and thereof, and of every part and parcel thereof, do exonerate, acquit and discharge the said Peter Church, his Heirs, Executors and Administrators, forever, by these presents: have given, granted, bargain, sold, aliened, enfeoffed, conveyed and confirmed, unto the said Peter Church, his Heirs and Assigns forever.

TO HAVE AND TO HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities, to the same belonging, or in any wise appertaining to the said Peter Church his

Heirs and Assigns, forever, to his and their only proper use, benefit and behoof, forever. And I the said Rob. Angell Esq. for myself, my Heirs, Executors and Administrators, do covenant, promise and grant, to and with the said Peter Church his

Heirs and Assigns, that at and before the enscaling hereof I am the true, sole and lawful owner of the above bargained Premises, and am lawfully seized and possessed of the same, in my own proper right, as a good, perfect and absolute estate of inheritance, in fee simple; and have in my good right, full power, and lawful authority, to grant, bargain, sell, convey and confirm, the said bargained Premises, in manner as aforesaid. And that the said Peter Church his Heirs and Assigns, shall and may from time to time, and at all times forever hereafter, by force and virtue of these Presents, lawfully, peaceably and quietly have, hold, use, occupy, possess and enjoy, the said demised and bargained Premises, with the appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of and from all and all manner of former or other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, dowries, judgments, executions and incumbrances, of what name or nature soever, that might in any measure or degree obstruct or make void this present Deed.

FURTHERMORE, I the said Rob. Angell Esq. Heirs, Executors and Administrators, do covenant and engage the above demised

Premises to the said Peter Church his Heirs and Assigns, against the lawful claims or demands of any person or persons whatsoever, forever to warrant, secure and defend, by these Presents.

And I the said Rob. Angell Esq. do hereby warrant, defend, secure and defend, the said Peter Church his Heirs and Assigns, against the lawful claims or demands of any person or persons whatsoever, forever to warrant, secure and defend, by these Presents.

Witness my hand and seal, this 1st day of January, 1839.

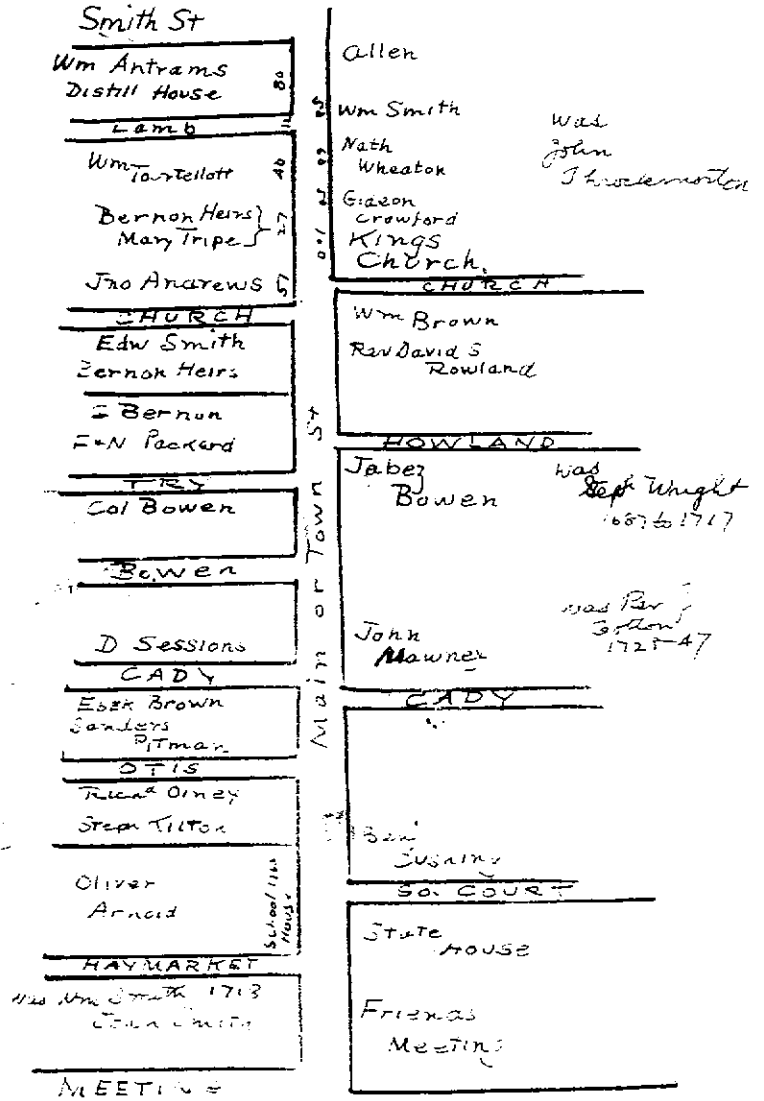
Rob. Angell Esq. Secretary

Witness my hand and seal, this 1st day of January, 1839, at New York.

Provisional Secretary of the Board of Supervisors, in and for the City and County of New York.

John Smith

1770



No. 3594-62
2

Providence, March 10 1886

Name Sarah A. Church

Address 81 Benefit St

intends to build a 2 story wood addition to dwelling

about feet high building located in Second District,

on 81 Benefit St

on estate owned by Sarah A. Church

Builder Joseph R. Budlong

Estimated cost \$1500.00