

Providence Preservation Society

Records of

100 Brown Street

Plat #10
Assessors lot 332

Howard K. Hilton House
Built 1902
Hilton & Jackson, Architects

- 1850 June 13. Plat #2 of the Halsey Estate was surveyed and platted by Cushing & Farnum. It was recorded with the city Recorder of Land Evidences in book 2.22 and on Plat Card 65.
- 1854-57 August 1. Tax Ledger 4.151 Series A shows this lot belonging to the heirs of John Jencks contained 4792 sq. ft. and was valued at 25 per sq. ft. (\$1.198). No building was listed on the premises at this time.
- 1870 January 7. Tax Ledgers 3.93, 3.123, 4.40 and 5.207 Series B, C and D show title to this property was transferred to the Daniel C. Jenckes Estate. Value and square footage remained the same.
- 1891 March 2. Series E Tax Ledger 5.500. Land was revalued to 60 per sq. ft.. This brought the land value to \$3,063. No building listed.
- 1895 Providence City Atlas, published by Everts & Richards, shows no building on this lot.
- 1899 June 1. This property was transferred to John Jenckes from the estate of Daniel C. Jenckes.
- The Jenckes Probate Records are located in Smithfield.
- 1902 May 20. Recorded with the city Recorder of Deeds in Book 447.356. John and Ida Jenckes of Barrington conveyed to Howard K. Hilton of Providence that lot situated at the southwesterly corner of Cushing and Brown Streets, and further described as bounding northerly on Cushing Street 49.71 feet, easterly by Brown Street 93.23 feet, south-erly by land now or formerly owned by William B. Waterman 49.40 ft. more or less, and westerly by land now or formerly belonging to Rose C. Hilton measuring 94.86 feet. Howard K. Hilton is listed as an architect with the firm Hilton & Jackson located at 75 Westminster Street. Early house directories and city directories do not list this address prior to 1903.
- City Water Department records show pipes were laid to this property on June 5.
- 1903-08 City Directories list this address as being occupied by Mrs. Kate L. Heiser.
- 1909-14 Providence House Directories show this property was occupied by Benjamin R. Dillon. City Directories list him as Secretary and Acting Treasurer at 69 Point St. Business Directories list 69 Point St. as Davol Rubber Co.

- 1915 Directories indicate Mr. Dillon moved to Orchard Avenue. 100 Brown Street became occupied by Carl Marshall, a broker with Brown, Lisle & Marshall located at 201 Turks Head Building. He remained at this address through 1917.
- 1916 October 3. Recorded in Deed Book 557.458 at 11:18 a.m. This property, which was conveyed to Harriet N. Hilton and Grace T. Hilton under the will of Howard K. Hilton, was now transferred to Rose C. Hilton.
- October 3. Recorded in Deed Book 557.463 at 3:45 p.m. Rose C. Hilton, widow of Howard K. Hilton, conveyed the property to Augustus M. Lord.
- 1918 Directories show the property was occupied by the Rev. Augustus M. Lord, Pastor of the First Congregational Church (Unitarian). The Lord family occupied the house until 1955.
- 1941 September 14. Probate Docket #42497 Augustus Mendon Lord, retired clergyman, 80 years of age, deceased of Providence, bequeathed the Brown St. residence to his wife Frances.
- 1955 September 10. Probate Docket #59275, under the will of Frances A. Lord, 89 years of age, late of Providence, the property was granted to her son Dr. Robert M. Lord, Jr., of 28 Cushing Street.
- 1955 December 28. Recorded in Deed Book 1045.366 Robert M. Lord and his wife Margaret conveyed this property to Brown University. No further transactions are listed.
- City Directories show the following residents of the property:
- 1956 Vacant
- 1957 Nancy Lewis, Dean, Pembroke College
- 1962 Mrs. May Lewis, widow of William
- 1967 Rosemary Perrel, Dean, Pembroke College
- 1972-77 Jacqueline Mattfield, Dean of Academic Affairs, Brown University
- 1980 Stanley G. Berger, Executive Vice President; Anthony, Tucker & R.L. Day
- 1982-Present Robert A. Reichley (Sarah I.), V. Pres., Brown U.

Research by:
Carole B. Pace
July 1985

Recorded on:

June 13, 1850

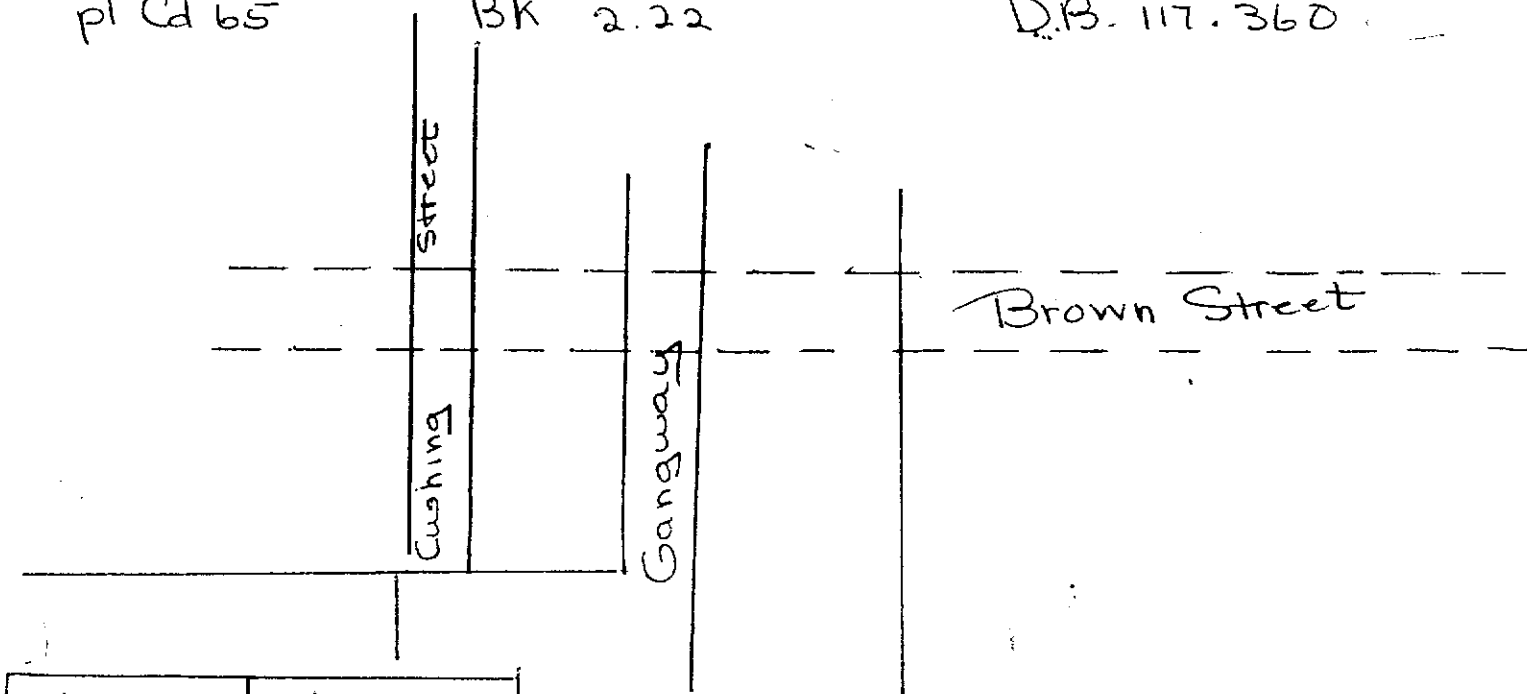
Plat # 2 of the Halsey Estate

by Cushing and Farnum

pl Cd 65

BK 2.22

D.B. 117.360



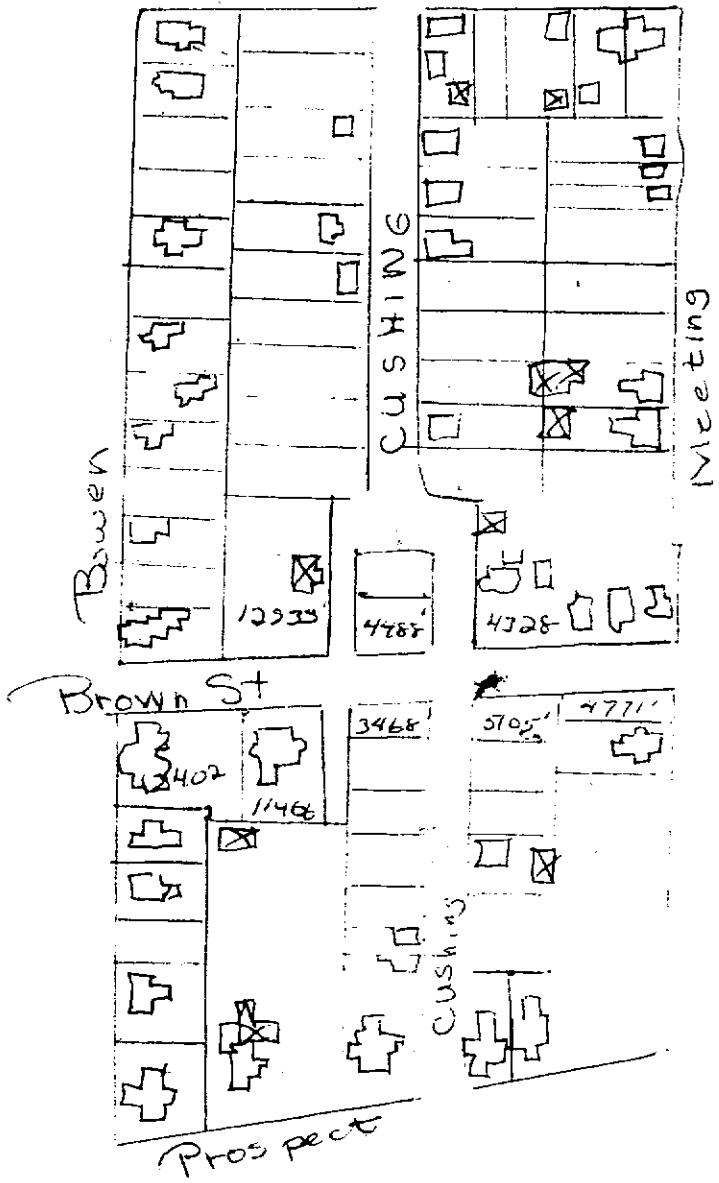
lot 129	lot 109
lot 128	lot 110
lot 127	lot 111
lot 126	lot 112
lot 125	lot 113
lot 124	lot 114
123	lot 115

Cushing St

"The dotted lines on Meeting St. represent "the lines of the street according to the walls now standing. The Grove of land to the side of the Halsey Estate is to be thrown into the Street whenever the same shall be done with like gore upon the opposite side of the street."

T. B. ...

Plate 26-27
1895 Atlas



1908 Atlas
Plate 7
Lot 1

