

PROVIDENCE PRESERVATION SOCIETY

RECORDS OF

PLAT 10
LOT 93

*Nathan Packard
before 1798
(see Chase House Lot)*

#11 CADY STREET.....WOOD

BUILT..... c. 1808
BY..... Silvanus Martin

1798 CHACE PLACES THIS PROPERTY AS BELONGING TO JOHN MAWNEY

1817
error ↑

1807 JOHN MAWNEY SELLS TO SILVANUS MARTIN "A SMALL LOT OF LAND SITUATED BETWEEN NORTH MAIN STREET AND BENEFIT STREET, BETWEEN THE CHURCH AND THE STATE HOUSE, BOUNDED:

N BY ZACHARIAH ALLEN 60'
W-S BY NATHANIEL CUSHING 60'
E BY STEPHEN HARRIS

WITH PRIVILEGE TO PASS AND REPASS FROM THE MAIN STREET THROUGH SAID GRANTED PROPERTY"...DB 41/57

1833 ESTATE OF SILVANUS MARTIN... "THE DWELLING HOUSE AND LOT ON THE N SIDE OF CADY'S LANE WITH $\frac{1}{2}$ OF THE GANGWAY (22') TO BE LEFT OPEN FOR MUTUAL ACCOMMODATION OF SAID LOT AND OF THE LOT ON THE S SIDE OF SAID GANGWAY. THE N LINE OF THE GANGWAY SHALL BE IN RANGE OF THE S/LY SIDE OF THE SAID DWELLING HOUSE... VALUATION \$1700... DB 63/257 BEING LOT (#2) see map

1834 WILLIAM M MARTIN ET AL, HEIRS OF SYLVANUS MARTIN, ISSUE QUIT CLAIM TO ABBY MARTIN "ALL PERSONAL AND REAL ESTATE"... 66/29 DB

* 1844
1864

JAMES HUMPHREY, BY DEFAULT OF MORTGAGE TO ABBY MARTIN FOR \$3050 SELL TO GEORGE M RICHMOND, THE HIGHEST BIDDER AT AUCTION A CERTAIN LOT OF LAND WITH DWELLING HOUSE BOUNDED:

N BY THOMAS MERRIWEATHER 60'
E BY ASA NEWELL
S BY CADY STREET 60'
W BY FORMERLY SAMUEL WALES

DB 170/268

1881 PROPERTY WAS TAXED TO RICHMOND LAND COMPANY

1882 CHARLES O'REILLY AND WIFE ANNA M BOUGHT THE ABOVE PROPERTY AND LIVED HERE (THE FAMILY OF) UNTIL

1944 PROPERTY TAXED TO ALEX M AND ABBY B BURGESS

1949 SAMUEL H BERGER WAS THE OWNER

1950 THE PROPERTY WAS OWNED BY SAVILA H SCOTT

* 1844 Policy Record: Abby B. Martin - wood - 30' front x 26' front to rear - 2 stories hi front & rear - 3 stories high at 1 end - Occ. for a bit - PR 29.11.653

PROVIDENCE PRESERVATION SOCIETY

#11 CADY STREET....Wood

BUILT.... c. 1808

By... Sylvanus Martin

Nathan Packard

before 1798

(see Chase House lots)



^{F³}
(19) NUMBER ELEVEN CADY STREET

SYLVANUS MARTIN HOUSE (about 1807)

Owners: ~~Mr. and Mrs.~~ Waldo G. Kaufer
Occupied by the Owners

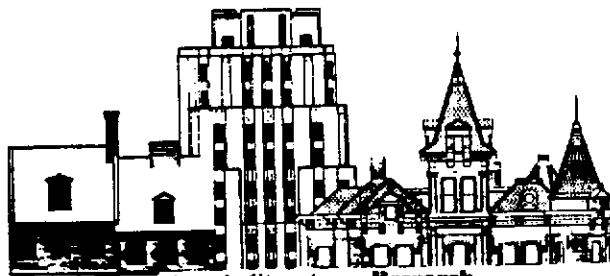
Flower Arrangements: Barrington Garden Club

The two story central chimney-gable roofed house that stands side to the street at the steep sidewalk's edge at 11 Cady Street was probably built in about 1807, although the first mention of it appears in an estate division of 1833. In 1807 John Mawney sold the lot this house stands on to Sylvanus Martin. In a document concerning the estate dated in 1833, Martin's house and lot on the north side of Cady Street was valued at \$1700. The family owned it until 1864 when it was sold at auction to George Richmond. Charles O'Reilly bought it in 1882 and it remained in his family until 1944. In that year Dr. and Mrs. Alex Burgess bought the house and restored it as part of an earlier effort to start a program of improving the condition of the houses in the area. It has been owned by Mr. and Mrs. Waldo Kaufer since 1950.

The building has fortunately survived almost without change, and its five room ground plan, steep three run stairway, the man-

tels, cornices, and chair rail detail are all intact and are part of the original trim of the house. The pedimented door on the downhill (west end) side of the house was installed in 1944 and a small apartment was made on the ground story at this time. It opens onto a terraced garden. The entry to the main house is now placed on the east or uphill gable end, but there is evidence that originally a double flight of stairs on the Cady Street side led up to a central doorway set above the high basement, as may still be seen in other hillside dwellings here and there. The main interior staircase still keeps its place in what was originally the front hall.

Mr. Kaufer's studio is on display and in the house is a collection of paintings and prints by Rhode Island artists as well as Mr. Kaufer's own meticulously delineated and fascinating work.



Historic Structures Research
187 Dexterdale Rd. • Providence, R.I. 02906

RECORDS OF
11 CADY STREET
PROVIDENCE RHODE ISLAND

(Plat 10 Lot 93)

Built circa 1790 for Nathaniel Packard

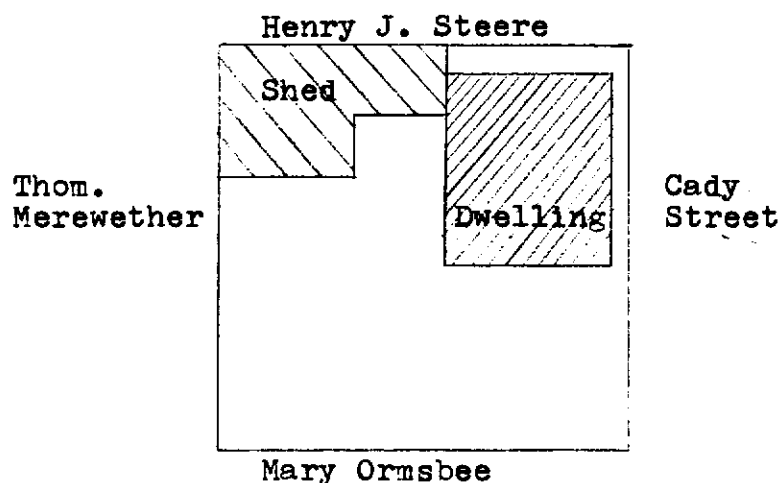
- 1798 In the book of maps entitled "Owners and Occupants of the Lots, Houses and Shops in the Town of Providence in 1798", compiled in 1914 by Henry R. Chace, the name "N. Packard" is printed where 11 Cady Street is located. In addition, the index shows the letter "H" for "house" at this location.
- 1834 Division of the estate of Sylvanus Martin. "The dwelling house and lot on the north side of Cady's Lane, with one half of the gangway 22 feet wide to the left open for the mutual accomodation of said lot and of the lot on the south side of said gangway. The north line of which gangway shall be in the range of the southerly side of said dwelling house together with a privilege..." "Valuation... \$1700"
Deed Book 63 Page 257 February 7, 1834
- 1834 William M. Martin et al, heirs of Sylvanus Martin, issue quit claim deed to Abby Martin "all personal and real estate"
Deed Book 66 Page 29
- 1864 James Humphrey, by default of mortgage to Abby Martin, for \$3050, sell to George M. Richmond, the highest bidder at auction, "a certain lot of land with dwelling house bounded northerly by Thomas Meriweather, 60 feet, easterly by Asa Newell, southerly by Cady Street, 60 feet, and westerly by land formerly of Samuel Wales."
Deed Book 170 Page 268
- 1881 Property is taxed to The Richmond Land Company.

Kenneth Weinstein
June 1, 1982

Assessment

Previous research concerning 11 Cady Street concluded that the house was constructed circa 1808. This date was ascribed to the house on the basis of Deed 41/57. Further research indicates that this deed was incorrectly identified as being relevant to the history of the house. Firstly, the date 1807 was quoted as being that when the deed was recorded. A rechecking of Deed 41/57 showed that the date was 18 August 1817, ten years later. On this basis, the construction date of circa 1808 is invalid. Furthermore, the deed itself is not a deed for the house at 11 Cady Street. It appears to be the deed for a lot one block south and closer to Main Street. One explanation for this is that John Mawney is incorrectly identified as the owner of the 11 Cady Street property on the Henry R. Chace map of Providence of 1798. The correct property owner is Nathaniel Packard. Judging from the style of the house, which is late Georgian/early Federal, and the newly discovered map and deed information, an accurate date for the house would be circa 1790.

"Plan of Lands of The Richmond Land Company"
Recorded 8 October, 1881



Providence Tax Records List of Property Owners

1882	Chas. O'Reilly & wife Anna M.
1926	Charles W., Mary A., Lena & Eugene O'Reilly
1938	Charles W., Mary A., & Lena O'Reilly, Jt. Ten.
1944	Alexander M. Burgess & Abby B. Burgess
1949	Samuel H. Burger
1950	Savila H. Scott
1978	Thomas H. Caruolo & wf Jaclyn A.
	Ent. (1207/574)

Compiled by Henry R. Chace 1914

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