

PROVIDENCE PRESERVATION SOCIETY

Records of

#13 CHARLESFIELD Street

Formerly #9 - #11- #13Wood - Built 1847
By Wm R Watson

Plat 12
Lot 386

- 1808 WILL: Wait Smith: Devises all her estate to her daughter Martha Brown Howell...Wills 13.13
- 1837 GANGWAY: Agreement: Between Sally B Wilcox wife of Horace A Wilcox and Martha B Lippitt wife of Charles, adjoining owners on Charles Field Street between Benefit and Brown Streets. For the purpose of making a gangway between the two said Estates for the mutual benefit of both. "We agree, each of us to lay out 10' front and rear for this purpose and 100' in from Charles Field Street." Deed Book 137.280
- 1845 Martha Howell quit claims to daughter Sally B Wilcox a certain lot of land bounded: S by Charles Field Street 80'; E by Martha Walker 170'; N by Solomon Townsend et al 117'; W by Martha B Lippitt... DB 97.129
- 1845 INDENTURE: Horace A and Sally B Wilcox vs William R Watson: H A and ~~S~~B Wilcox farm let to William R Watson a lot of land on the N side of Charles Field Street bounded: S by Charles Field Street 80'; W by a gangway and Marth B Lippitt 100: N by H and S Watson 80'; E 100'...for a period of 15 years. In case of default of payment Horace A and Sally B Wilcox have the liberty to purchase the buildings and improvements which shall then have been erected and thereby terminate the lease. To erect a fence on the W side of premises and said W R Watson will erect on said premises by March 1847 a house or houses to be pledged for payment or forfeit all claims. The use of the gangway on the W is included...DB 98.185-88
- 1847 - *muses lockwood at #9 Allen Brown at #11 - Prov. Dir.*
- 1850 William R Watson sells for \$10,000 to City Bank Corporation the above instrument of lease for the remainder of the term and sells also all buildings and improvements (Mtg to Richmond Bullock)... DB 120.82
- 1852 City Bank Corporation, for \$6000 transfers to Sally B Wilcox, wife of Horace A Wilcox a certain lot of land on the N/ly side of Charles Field Street, being the same Lot of land described in a lease from S B and HA Wilcox to William R Watson in 1845. Also all our right title and interest in and to the block containing 3 wooden Dwelling Houses and in and to other buildings and improvements on said Lot of Leased Land. The premises aforesaid being same conveyed to us by William R Watson in 1850. Subject to mortgage by W R Watson to R Bullock in 1846 (4.95) Personal Property...DB 128.196
- 1853 POLICY RECORD: Henry B Drown, trustee for Horace A & Sally B Wilcox Charles Field Street: Wood...75' x 37' with three additions of 24' x 14' e each...all 2 stories high in front and rear..occupied for a DWELLING HOUSE. On leased land and under mortgage to Julia Bullock.53.23006

more...

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~~PLANNED~~ STREET....continued....

1856 INDENTURE: Sally B Wilcox farm lets to ~~Bye~~ Rufus Buell the Middle and East Houses #11 and #13 in the Block of 3 houses on the N side of Charles Field Street with yards, for 2 years and seven months to be used as a DWELLING HOUSE and School House and apartments for a high school for Young Ladies only, and for no other purpose, at an annual rent of \$1075. Lessee to repair the E tenement #13 as soon as possible, paint and whitewash interiors supply blinds in back ell, shall put rantes in this tenement and other ~~if needed~~, shall make 2 doors thru from one tenement to another ~~if needed~~, one on the 1st story and one in the garrett, shall carry water from front eaves trough across E end of house into cistern by a pipe, shall put register in front parlor of #11, shall make a gateway between the back yard of the two houses, shall put a cinque and pump in 2nd story of ell #13 similar to the one in #11; raise top of chimney in ell part of #13 or cap to prevent smoking; shall build a dormer window in attic of #13, repair floor cellar of #13 and water closet in backyard of #13 in proper order so that rain water shall run into waste water cistern and put eaves of #13 in good condition and a dumb waiter in #13 at their own expense. Take good care of the premises and at own expense make all repairs...DB 128.376

1857 Buell, The Reverend Rufus F, Young Ladies' School listed here at #11 Charles Field Street....Providence Directory

1865 Henry B Drown, trustee of Horace A Wilcox, Quit Claims to the 5 children of the said Horace A and Sally B Wilcox the property of the aforesaid deeds namely: Everett P, Candace A, Juliet L, Charles F, and Horace A Wilcox....DB 172.307

1930 Property of Charlesfield Corporation...Tax records

1937 Property taxed to Elizabeth R and Madaline R Brown

1955 Brown University taxed for property

COMMENTS:

Permits issued....

1935 9 and 13 Charles Field Street...Owner: Robert P Brown...3 stories high...wood...apartments 48' x 38'...Remove portions of building and change building from a 3-apartments to 2-tenant Dwelling.

1936 13 Charles Field Street:....Owner: Robert P Brown...3 stories high wood...1 tenant Dwelling House 50' x 53'...Alteration to present building