

**PROVIDENCE PRESERVATION SOCIETY**

**Records For**

**20 CLARENDON STREET**

**Plat 40 Recorded Lot 9  
Assessors Lot 127 (Formerly Assessors Lot 81)**

**COLE FARM TENANT HOUSE**

**Built 1863**

**By Thomas Maher**

**Providence Preservation Society**

**Records For**

**20 CLARENDON STREET**

**COLE FARM TENANT HOUSE**

**Built 1863**

**By Thomas Maher**

The house at 20 Clarendon Street is one of the homes originally built to house workers on the Cole Farm. The farm was established prior to 1732 which is when the farm house was built. (Now listed as 12 Cole Farm Court.)

1857 Map of Providence shows much of the land in this area was owned by Samuel J. Cole. See attached copy.

Note the streets between Cole and Boyd (now Slater Avenue) had number names. The Cole Farm house was the only building in the area.

1857 Tax Ledger A5:194 shows lot 81 contained 8,200 square feet, held no building and was owned by Samuel J. Cole. Lot value was \$80.00.

1860 May. The land located approximately from President Avenue to Vernon Avenue (now Magellan) and from Cole Avenue to Grotto Avenue was surveyed and platted by Charles E. Paine, Civil Engineer. It was officially recorded with the Providence Department of Land Evidences on October 3, 1860 at Old City Hall, Market House, located at Market Square. It was recorded in Plat Book 5:6 and on Plat Card 143. See attached copy.

1863 September 1. Tax Ledger A 2:150 and Deed Book 166:54 show the lot was sold to Thomas Maher from Albyn V. Dike. Dike was of New York and Trustee of much of the Cole Farm land.

Thomas Maher was a laborer who lived at "the foot of Bower Street" which ran from Ives Street easterly to the water. See attached map. The land transferred to Maher is listed as recorded lots 7, 8 and 9. Consideration is given as \$242.00.

In 1863, Clarendon Street had not been cut or named. In 1864, the street was beginning to be called Clarendon. Not until 1913-14 was it officially accepted by the city as a street. (Plat Book 47:37 and 49:8)

1864 City Directory shows Maher had moved to Lincoln Avenue. At this time we really cannot determine exactly which house he occupied. He built the three on Clarendon when Clarendon was just in the process of being named. Lincoln Avenue was the next closest Street onto which the Clarendon Street houses faced.

1864 Tax Books show Thomas Maher being taxed for Real Estate for the first time.

1865 Maher's address is still listed as Lincoln Avenue.

1865 June 1. Tax Ledger 5:285, Series A, and Deed Book 169:264 show the 3 lots with "dwelling house and other buildings and improvements" being sold to Washington L. Cole for seven hundred dollars. The transaction was made subject to payment of a mortgage Thomas Maher made with John B. Hennessey for one hundred dollars.

RIHPC East Side report tells us that cottages were erected on the Cole Farm to house farm workers. Some were privately owned, others were owned by the Cole family.

1866 Thomas Maher no longer is listed in City Directories, Tax Rolls or Real Estate Ledgers. He is also not listed in birth, marriage or death records.

1867 April 1. Tax Ledger 1:440, Series B, shows Lot 81 was valued at \$82.00. Building value was \$600.00. Owner Washington L. Cole, Cole Farm, "Neek Road."

1872 November 1. Real Estate Tax Ledger C 2:139 shows the land valued at \$164.00. Building value was \$600.00. Washington L. Cole, owner.

1875 Map of Providence shows a house on each of the Recorded Lots 7, 8 and 9. Lot No. 9 became 20 Clarendon Street. See attached map.

1882 See attached area map.

1889 January 1. Real Estate Tax Ledger E 3:15 shows the property value unchanged - Land value \$164.00 and building value was \$600.00.

At the turn of the century, the Cole Farm section was a little village with about 100 inhabitants and its own general store. It remained a farm until 1948 when the last 3 acres were sold off for house lots. During its latter years, the farm was used for horse

breeding. (Providence House Directories, 1895 Atlas [see attached] and the East Side Report by the Rhode Island Historical Preservation Commission.)

- 1925 December 30. Surveyors Book No. 23. We see no changes in Lot 81 until this time when it was divided. The lot was still owned by the Cole family. (Jackson L. Cole of New York) Lot 81 retained 3,800 square feet. Later, Lot 81 was adjusted to have a portion merge and drop into Lot 80. Lot 137 was created from the westerly portion of Lot 81 and contained 4,400 square feet. These dimensions remain today.
- 1925 August 13. Deed Book 679:61. Jackson L. Cola sold the land and improvements on Lot 137 to Florence W. Allen.
- August 22. Deed Book 679:62. Florence W. Allen transferred the property to Julia D. Lucas of Newton, Massachusetts, reserving life estate.
- August 28. Building Permit No. 2786 was issued to have made two dormer windows and a door hood.
- 1927 May 28. Building Permit No. 1388 was issued to Mrs. George Allen to build a new dormer.
- 1932 Probate Docket No. 33240 records the estate and probate proceedings for Julia D. Lucas.
- 1939 Land and improvements on Lot 137 belonged to the estate of Julia D. Lucas.
- Assessor Cards. Henry Dennison, Reginald L. Robbins, executors and trustees under Item 7 in the Will of Julia D. Lucas, conveyed the property to Omaha, Inc.
- March. Assessor Notes. Dorothy L. Allen, wife of Mervin Allen, and Sarah B. Lodge, daughters of Julia D. Lucas, all of Newton, Massachusetts, conveyed the property to Omaha, Inc.
- May. Deed Book 821:48. Omaha, Inc. sold the property to Granville S. Standish, Jr. and Lucile O., his wife.
- 1940 April. Building Permit No. 606 was issued to G. Standish, Jr. to remove a porch and non-bearing partitions.
- 1946 March. Deed Book 888:48. Lot 137 became the property of Lucille O. Standish.
- 1950 March. Tax Cards show the property was sold to Margaret M. Coleman.
- 1950 December. Tax Cards show the property was sold to E. Ridgway Cook.
- 1951 August 7. Building Permit No. 931 was issued to Mr. Cook to build a one car garage. F. D. Bradbury, builder.

- 1959 December. Tax Cards show the property was sold to William D. Skinner, Irene D. Skinner, wife of William D., and May M. Skinner.
- 1964 May 20. Building Permit No. 445 was issued to May Skinner to replace clap boards where needed.
- 1973 February 20. Deed Book 1172:1010. The property was transferred to Howard S. Gellis and his wife, Linda Handel.
- 1974 November 13. Deed Book 1183:1029. The property was transferred to Mildred Handel and Linda Handel as joint tenants.
- December 26. Deed Book 1184:549. The property was transferred to Linda Handel.
- 1975 December 15. Deed Book 1189:490. The property was sold to Sonya F. Gray.
- 1979 November 5. Building Permit No. 446 was issued to Sonya Gray to cover exterior with new wooden shingles.

CBP

May, 1996

DEPARTMENT OF BUILDING INSPECTION

DATE Aug. 28, 1925 PERMIT NO. 2786  
LOCATION 20 Clarendon Ave.  
WARD 2 PLAT LOT  
OWNER Mrs. Florence W. Allen  
ARCHITECT  
BUILDER  
MATERIAL OWNER  
NATURE OF WORK Two dormer window and door hood  
NO. OF BLDGS. 1  
NO. OF STORIES 2  
TO BE USED FOR dwelling  
NO. OF FAMILIES 1  
FIRE DISTRICT

2

INSPECTOR OF BUILDING'S DEPARTMENT

Date May 28th, 1927 Permit No. 1388  
Location 20 Clarendon Ave.  
Ward 2 Plat Lot  
Owner Mrs. Geo. A. Allen  
Architect  
Builder  
Material Wood  
Nature of work Add new dormer  
Number of buildings One  
Number of stories Two  
To be used for Dwelling  
Number of families One  
Fire district Second

18

3

INSPECTOR OF BUILDING'S DEPARTMENT

Date April 26/39 Permit No. 606  
 Location 20 Clarendon Avenue  
 Ward 2 Plat Lot  
 Owner G. Standish Jr.  
 Architect  
 Builder Owner  
 Material Wood  
 Nature of work Remove porch, and non-bearing  
 Number of buildings 1 (partitions)  
 Number of stories 2  
 To be used for Dwelling  
 Number of families 1  
 Fire district 2

210-REMINGTON RAMP INC., 11 112-18089-37

4

INSPECTOR OF BUILDINGS DEPARTMENT

DATE Aug. 7, 1951 PERMIT NO. 931  
 LOCATION 20 Clarendon Avenue  
 WARD 2 PLAT 40 LOT 137  
 OWNER Ridgewood Cook  
 ARCHITECT  
 BUILDER F. D. Bradbury  
 MATERIAL wood frame  
 NATURE OF WORK 1 car garage  
 NO. OF BLDGS. 1  
 NO. OF STORIES 1  
 TO BE USED FOR 1 car garage  
 NO. OF FAMILIES  
 FIRE DISTRICT 2

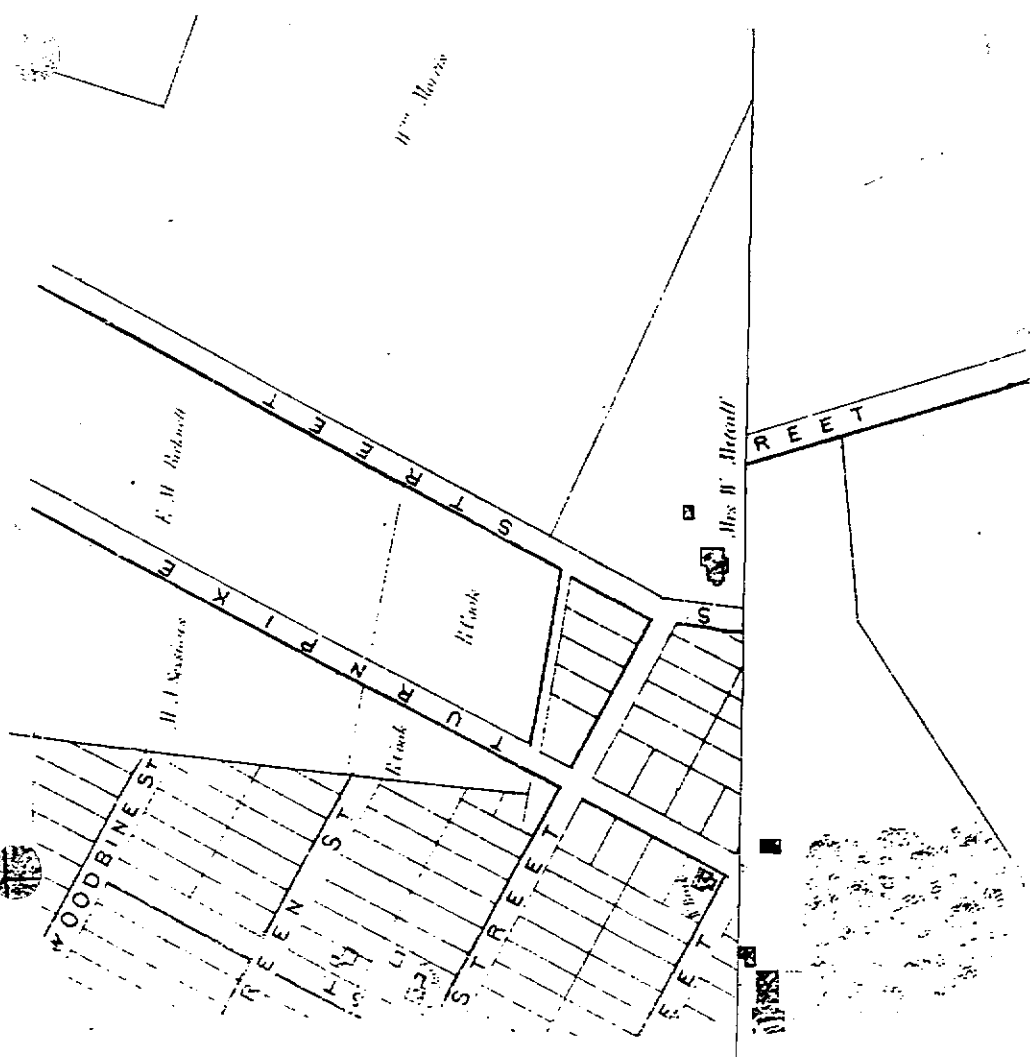
DEPARTMENT OF BUILDING INSPECTION

DATE May 20, 1964 PERMIT NO. 445  
LOCATION 20 Clarendon Avenue  
WARD 2 PLAT 40 LOT 137  
OWNER Mae Skinner  
ARCHITECT  
BUILDER Harry Jackson & Sons.  
MATERIAL wood  
NATURE OF WORK Replace Clap-Boards where necessary.  
NO. OF BLDGS.  
NO. OF STORIES  $1\frac{1}{2}$   
TO BE USED FOR Dwelling 1 fam.  
NO. OF FAMILIES 1  
FIRE DISTRICT 2 Estimated cost \$300.00



DEPARTMENT OF BUILDING INSPECTION

DATE Nov. 5, 1979 PERMIT NO. 446  
LOCATION 20 Clarendon Ave.  
WARD 2 PLAT 40 LOT 137  
OWNER Sonya Gray  
ARCHITECT  
BUILDER owner  
MATERIAL 4B  
NATURE OF WORK Cover exterior with new wood shingles  
NO. OF BLDGS.  
NO. OF STORIES 1½  
TO BE USED FOR dwelling  
NO. OF FAMILIES 1  
FIRE DISTRICT 2 \$1,000.00



1857