

Providence Preservation Society

Records of

153-155 Congdon Street

Plat 9

Lot 555

Formerly lot 202

R. L. Guild

Built 1911

- 1847 July. This area was surveyed and platted by Cushing & Farnum. On June 13, 1850 they recorded it at the office of the Recorder of Deeds on Plat Card 65 as Plat #2 of the Halsey Estate. (see sketch)
- 1854 August 1. Tax Ledger A 1.192 shows the property was owned George Capron.
- 1856 July 14. Tax Ledger A 5.113 shows the property was transferred to Ruben A. Guild.
- 1965 July 31. Tax Ledger A 3.219, 4.289, E 5.11. These ledgers show the property remained in the name of Ruben A. Guild and his wife Jane.
- 1895 City Atlas published by Everts & Roberts of Philadelphia shows no house on this land. (see sketch)
- 1896 May 2. Tax Ledger E 5.10 and E 5.11 show the property was transferred to Ruben Laurence Guild. Was also recorded in Probate Docket #5211 Reuben A. Guild.
- 1904 City Directory lists Jane C. Guild, widow of Ruben A., as living on Pratt Street. Ruben L. Guild, owner of this lot, had his home and Graham Flour business at 154 Congdon St.
- 1905 This area was replatted by Frank E. Waterman and entitled, "Plat Belonging to Edwin A. Smith" and recorded on Plat Card 906. (see sketch)
- April 24. Intentions to build a house on Congdon St. near Halsey were filed by R. L. Guild. Permit #16922 was issued. It is not clear if this permit related to 153-55 Congdon. Mr. Guild owned property on both sides of the street in this block.
- 1908 Although a Building Permit was issued the City Atlas does not show a house on this property. Also, house directories give no listing.
- 1911 June 5. City water pipes were connected to this address.
- 1912 House Directory lists this property for the first time. It was occupied by Frederick S. Sibley, manager of Bradstreet Agency. R.L. Guild, owner, is still listed at 154 Congdon Street.

- 1941 Under the will of Reuben Laurence, Probate Docket #42163, Nancy Jane, his wife, was made executrix and was bequeathed his estate which was described as certain realty plus his 1932 Nash Sedan and his 1937 Deluxe Ford.
- 1951 February 28. Building Permit #197 was issued to Nancy J. Guild to make repairs after fire damage.
- 1954 Probate Docket #56053 Mabel R. Capwell, as sole heir at law of Nancy Jan Guild, was bequeathed this estate.
- 1957 September 24. Recorded in Deed Book 1069.419 and 420: Elmer S. Chace, executor under the will of Mabel R. Capwell, sold this property to Thomas L. Payne and Kathleen J. Payne. The transaction is described as "that certain lot or parcel situated on the easterly side of Congdon St. and on the westerly side of Prospect St. numbered 153-155 Congdon and 142, 144, and 144½ on Prospect, being lots 202, 205 on Plat 9, on file in the office of the tax assessor and further identified as lots #1, 5, the northerly 10' in width and entire depth of lots #2 and 6.
- 1968 December 19. Recorded in Deed Book 1150.958; Thomas L. and Kathleen Payne conveyed to Rosalind S. Harris this previously described property.
- 1974 December 31. Recorded with the city Recorder of Deeds on March 19, 1975 Rosalind S. Harris conveyed to Richard Kavanaugh and Myrna W. Kavanaugh a certain lot with building and improvements, excepting the garage, located in the northeast portion of the premises. The transaction is further described as comprising 60' in depth by the entire width of lot 1 and the northerly 10' in width by 60' in depth of lot 2. The grantor reserves the right to use and maintain the existing garage.
- 1979 Tax Assessors records show lot 202 dropped into lot 555 and part of lot 555 dropped into lot 202.
- 1983 February 15. Deed Book 1242.148 The property was conveyed to Howard W. Windham and his wife Caroline M.
- Providence House directories and city business directories list the following residents of the property:
- 1912-14 Frederick S. Sibley, Manager, Bradstreet Agency.
- 1915-16 Vacant
- 1917-18 Walter R. Baker, hardware  
Clarence A. Lamb

1919-20 Albert D. Palmer, Brown Professor  
Charles S. Oakes, contractor

1921-22 Albert D. Palmer  
James Fred Parker, R.I. Secretary of State, with office  
in Room 219 of State House.

1923-32 Albert D. Palmer  
Henry Raps, Rector of St. James Episcopal Church

1933-40 Reverend John J. Williams  
Frank Kenyon, weaver

1941-52 Gordon J. Williams, accountant  
Mary Williams, widow  
Frank Kenyon

1953-56 Clifford Williams, Administrative Assistant of R.I.  
Dept. of Architects and Engineers.

1957-60 Robert Anderson  
Warren H. Maxfield (Joan), Professor, R.I.S.D.

1961-65 Donald W. Krueger (Barbara), Instructor, R.I.S.D.

1966-68 Allen C. Cook  
John J. Laffey (Carol), Psychologist, Bradley Hospital

1969-76 Robert Lawrence  
John J. Laffey

1977-79 Alf. V. DeCredico, artist  
Richard Kavanaugh, actor, Trinity Square "Playhouse"  
Myrna W. Kavanaugh, Singer

1980 Rev. Robroy Mason  
Jamie D. Eisenberg

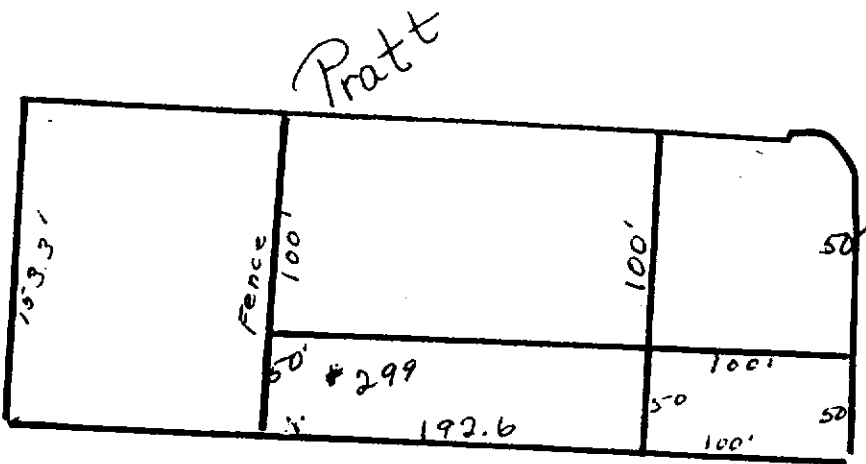
Research by:  
Carole Brown Pace  
January, 1985

Plat Card # 65  
Recorded June 13,  
1850

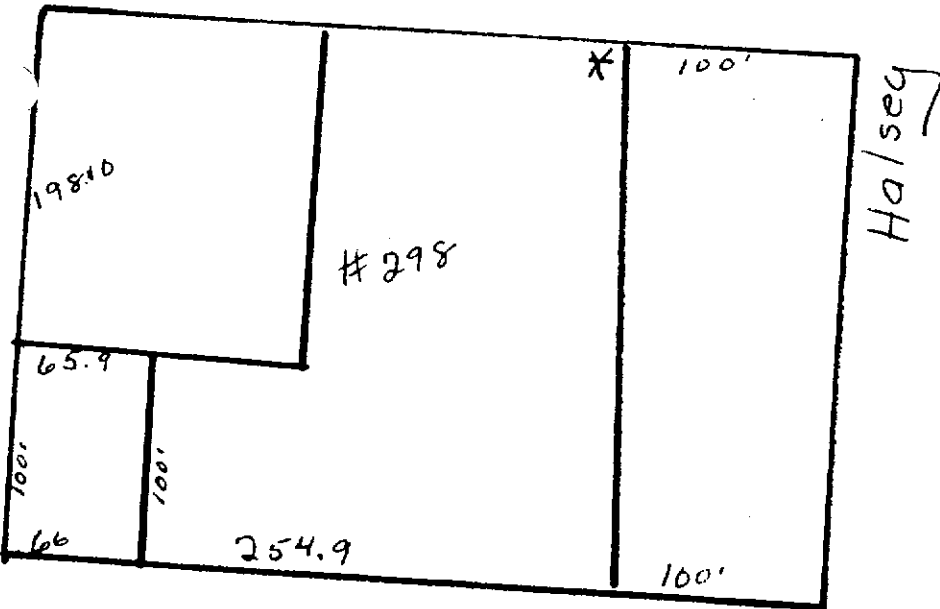
Plat # 2 of the Halsey  
Estate

Surveyed, platted  
and recorded  
by Cushing +  
Tarnum

Surveyed + Platted  
July 1847



Congdon



Prospect

Jencnes

Plat Card  
906  
Recorded  
1905

128.87'

101.53

66.3'

54.91

9

101.60

41.96'

4

50'

8

150'

Condon

50'

3

50'

7

150'

50'

2

50'

6

150'

50'

1

50'

5

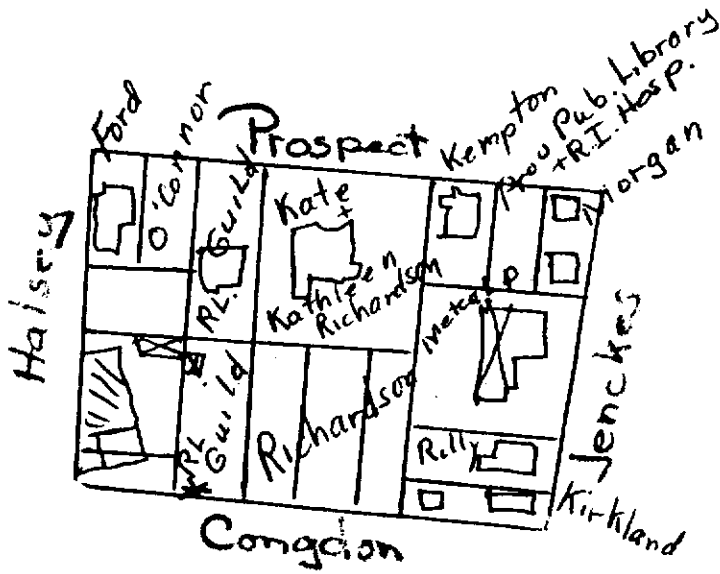
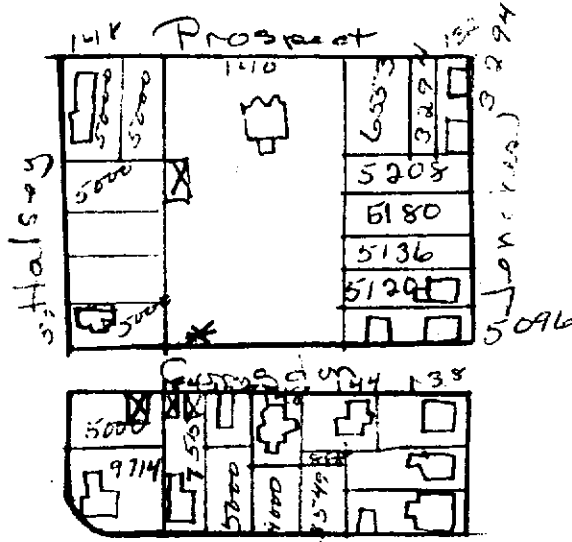
150'

100.30

100.30

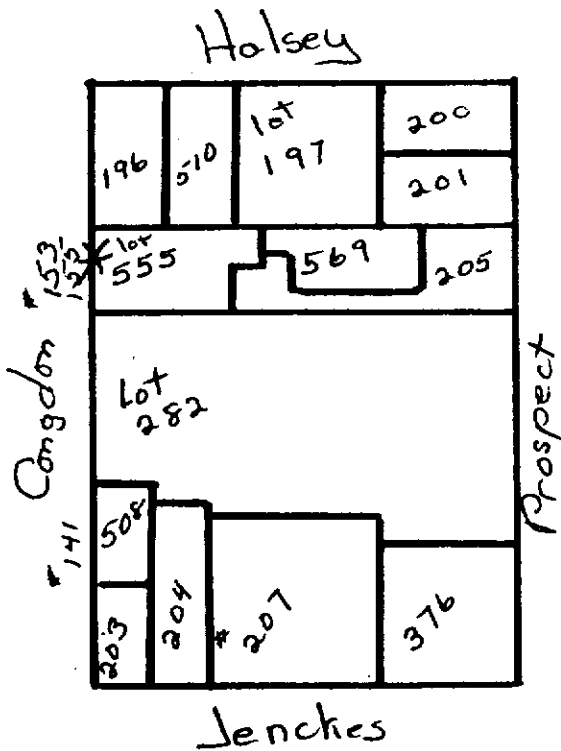
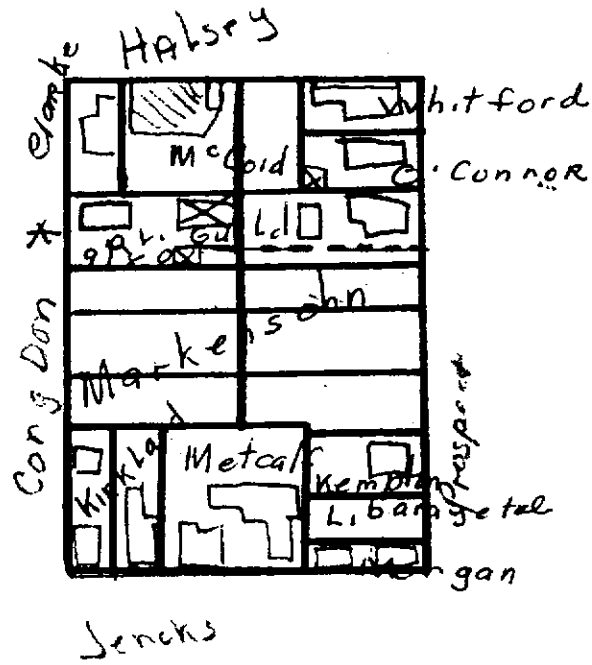
Haley

Pages 28-29  
 Plate 5  
 1895 Atlas



1908 Atlas  
 Plate 6

Plate 22  
1918



Tax Assessors Map  
1983