

PROVIDENCE PRESERVATION SOCIETY

Records of

Flat 10
Lot 329

#27 CUSHING STREET.....wood

- 1815 The Estate of Daniel Cushing platted by Daniel Anthony..(see map#2) DB 39.410
- 1820- Daniel Cushing appoints Henry Bowen as assignee of his estate...DB 42.663
- 1820 Mrs Daniel Cushing releases her dower rights to Henry Bowen...DB 42.669
- 1821 Henry Bowen, assignee of the estate of Daniel Cushing, quit claims to Rufus Waterman a certain lot of land being lot #41 on the Daniel Cushing Estate...bounded n by a 40' street; E by lot #40; W by lot #42; S by Nicholas Brown....Deed Book 45.8
- 1823 Rufus Waterman sells the above property for \$80 to John Smith, merchant of Bristol...Deed Book 46.278
- 1824 John Smith sells for \$605 to Welcome A Green and Samson Almy certain lots of land in the Town of Providence on the E side of the River, being lots #41, 42, 43, and 44 on the Daniel Cushing Estate...Bounded E by lot #40, N by a 40' street; W by Prospect Street; S by Nicholas Brown, except lot #42 which is bounded by the heirs of Ambrose Page...Deed Book 48.216
- 1847 PARTITION: By deed, Green conveys to Almy the lot at the corner of Cushing and Prospect Streets, and a 60' lot on Cushing Street as per locust posts set on bounds...(see Map #2)...Deed Book 102.315
- 1854 TAX LEDGER: Samson Almy.. Land Value \$1800....No building listed..Al.135
- 1857 No building shown here on "Map of Providence" by Cushing and Walling.
- 1857 TAX LEDGER: Henry Aldrich, trustee, Land Value \$1800... Value of building \$500...A5.280
- 1860 Henry Aldrich conveys the property to Eliza (Talbot) Almy.DB 158.204
- 1860 TAX LEDGER: Eliza T Almy, wid. Land Value \$1800...Bldgs \$500. Al.187
- 1860-1869 Mrs Anthony B A Whitaker lived here...Prov Directory
- 1871-1917 The Peckham family lived here....Prov Directory
1917 Stable in rear...Henry D Sharpe
- 1872 TAX LEDGER: Eliza T Almy et al..Land Value \$1800..Bldgs \$1,000 C 1.64
- 1875 House and stable^{shown} on "City Map of Providence" by G M Hopkins - see map #3
- 1884 TAX LEDGER: Eliza T Almy et al... Land Value \$1800...Bldgs \$1800 D 1.80
- 1912 WILL: Susan (Almy) Smith:... "to Mary A Nicholson, M Louise Gardner, and Samson Almy, I give and devise my real estate located on Prospect Street and on Cushing Street in the City of Providence...share and share alike to them and their heirs forever..."...Wills 153.40

more...

#27 CUSHING STREET...continued

1919-1921 Mrs Thomas Cocroft lived here...Prov Directory
Stable in rear...Henry D Sharpe

1923-1964 Mary A Nicholson, widow, lived here...Prov Dir

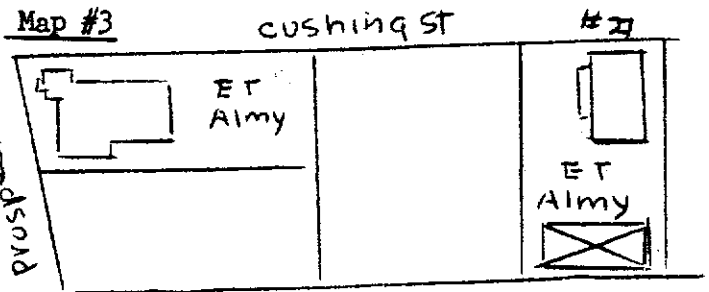
1946 Maria Louise Gardner and Mary Anna Nicholson (widowed) sell to Hope T Nicholson that lot of land with all buildings and improvements thereon. Bounded: N by Cushing Street 60'; E by Daniel Jenckes 100'; S by Marshall woods 60'; W by Smith Owen 100'...being one of the parcels of land conveyed to Susan A Smith by deed in 1887 (DB 340.15) and being part of the premises devised to these grantors and Samson Almy u/w Susan A Smith...Deed Book 911.123

1966- Hope Nicholson lived here...Providence Directory

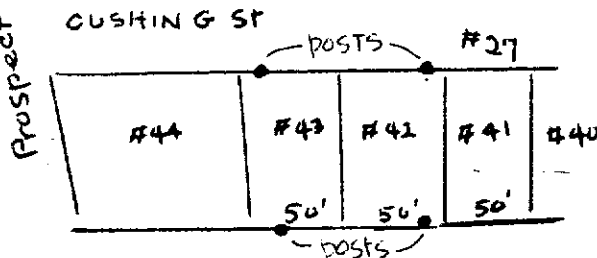
19 WILL: Hope T Nicholson:... " I give and devise to my niece, Mary Elizabeth Nicholson and my nephew Stephen B Nicholson jr, as tenants in common, my house and land located at #27 Cushing Street in said Providence..." Wills 67.915

1967 Mary Elizabeth Nicholson sells to Margaret Goddard Leeson that lot of land with all improvements thereon, on the S^{ly} side of Cushing Street in the City of Providence and State of Rhode Island, bounded: N by Cushing Street 60'; E by M C Staley 100'; S by Brown University 60'; W by Robert H Goddard jr...being the same premises conveyed by deed from Maria Louise Gardner et al to Hope T Nicholson in 1946. DB ~~1145/2583~~ Stet

Estate of Daniel Cushing (partial)
platted by
Daniel Anthony 1815
Map #2



Hopkins Map 1875



Cushing & Walling Map 1857

Mary A Gowdey
September 1968

Powder House Lane

Where South Court St. (so called because it is South of the Court House) now climbs the hill to Congdon, there once was another street--rough and narrow but one which served well the purpose for which it was built. It was called Powder House Lane and it led to a powder house situated on the northwest corner of Meeting and Prospect Streets. During the Revolutionary War explosives were manufactured in north Providence at the powder mill and in other places and they were brought to the town and stored in the Powder House on Prospect Street. Neighbors complained about the proximity of explosives to their homes, but the authorities felt that it was worth the risk of an explosion to have the powder handy. It is doubtful if the Powder House was built specifically for this purpose; more likely it was an unoccupied house used for a storeroom. Sometimes it was referred to as the Cadet House, sometimes as the Alarm Post. It probably served all three purposes--a storehouse for explosives, an alarm post since it was situated on a hill, and a place for drilling the cadets or mustering them for the newspaper of the day (1775) says: "Not a day passes...but some of the companies are under arms; so well convinced are the people that the complexities of the times renders a knowledge of the military art indispensably necessary." Once the Cadet House was put to another use. The cannon was brought out and aimed directly at the "Electric Academy" down Meeting Street where a near riot once occurred because a sheriff tried to stop a theatrical ~~entertainment~~ performance. However, it was not fired! For one hundred years or so the Powder House remained at Prospect and Meeting Streets. Then it was moved to Cushing St. (where it still stands) to serve as a coachman's house in the rear of a large mansion. Once it was a girls' school and the table

around which the pupils studied is still ^{used} ~~standing~~ in the dining room of the house. When it was moved to Cushing St. a porch was added to the old Powder House and it was placed end-wise to the street and there it still stands--a square wooden house with a romantic history. Once, in this century, when repairs had to be made to a wall, it was discovered that the walls were filled with oyster shells--the ancient version of insulating blocks. About the time the house was moved the city built South Court Street, from Congdon to North Main "to accommodate vehicular traffic from Hope St." And so the names Powder House and Powder House Lane both vanished. But if you know where to look, you can still see the Powder House and if you ride up or down South Court Street you will be following the ancient path leading to the Powder House and once called Powder House Lane--one of the streets of the city!