

PLHS

33 Cushing Street

Plat 10

Lot 330

Built 1903

Kinghorn-Webb House

1850- June 13. This area entitled the Halsey Plat #2 was recorded in Plat Book #2 on page 22 and on plat card 65 in the office of Providence Recorder of land evidences. Cushing and Farnum are recorded as the civil engineers.

1854- Tax records show this land belonged to John Jenckes heirs (Tax ledgers 4.151 and 3.95)

1870- Ledgers 3.123, 4.40 and 5.207 show the property was owned by the Daniel C. Jenckes Estate.

1882- Atlas of Providence Plat 2 shows Brown Street had not been cut through. See the attached copy.

1895- Atlas of Providence Plat 29 shows the street had been cut. This house had not yet been built.

1899- June 1. Tax assessor cards show the property was transferred to John Jenckes.

Howard and Rose Hilton purchased the land on which this house was built plus the next two lots located on the south side of Cushing Street, Westerly from the corner of Brown Street.

Hilton was an architect associated with Hilton and Jackson.

1900- Hilton built on the 2nd lot west of Brown Street (permit # 13978).

1902- May 2. Permit #15214. Hilton built on the corner of Cushing and Brown.

- 1903- June 29. James Kinghorn was granted permit #548 to have built a 2½ story dwelling. Hilton and Jackson are listed as architects. Builder was Lewis and Trotter. Est. cost \$12,000.
- James A. Kinghorn built the house but the cards and atlases show that his mother-in-law, Emeline D. Webb, held life rights to the land from its purchase in 1904 until 1926 when it was transferred to Kinghorn.
- James A. Kinghorn married Adelaide E. Webb on May 1, 1890. (Prov. M. book 16:110) He was Vice President of John R. White and Son Coal Co.
- The Kinghorns lived at this property from 1903 to 1936.
- 1935- July 29. Building permit #1414 was issued to Kinghorn to make repairs to the cornice moulding and metal roof. H.C. Tallman is listed as builder.
- 1938- June 15. The property was transferred to Frances Kinghorn Chalmers, wife of Allen K. Chalmers, daughter of James A. and Adelaide Kinghorn. Chalmers owned the house until 1941 and rented it out to John Stewart Bragdon Lieut. Col. (wife Ruth) dist. eng. in charge U.S. engineers.
- 1941- April. Recorded in Deed Book 841.52. The property was transferred to Philip H. Mitchell and Alice F. his wife. Mitchell, a professor at Brown University owned and occupied the house from 1942 to 1952.
- Permit #323 was issued to Philip Mitchell on March 25, 1941 to have new windows cut.
- 1952- November. Deed book 995.462 records the transfer of this property to Eileen W. Casey. She lived at this address from 1952 to 1954.
- 1954- December. D.B. 1027.227. Records the conveyance of the property from Casey to Margaret C. Staley, wife of Andrew Staley.

The Staleys lived at this address from 1954 to 1973. His occupation is listed as Staley Associates.

- 1973- September. D.B. 1176.632. Richard P. Whitney and Barbara, his wife, purchased the property. He was associated with the New England Financial Group.
- 1973- September 4. Permit #743 was issued to Richard Whitney, owner to install a new bathroom on the 2nd floor. Est. cost \$3,000.
- 1978- Aug. 22. D.B. 1200.835. Douglas R. Riggs and Sallie K. Riggs, his wife, purchased the property. He is listed as Special Writer for the Providence Journal.
- 1983- April 1. D.B. 1243.639. The property was conveyed to Robert E. and Cynthia K. Grant. He was associated with Grant Capital Management Corp. as President and treasurer.
- 1986- Feb. 14. D.B. 1335.65. The property was transferred to Gary D. Smith and Patricia C. Smith, his wife. He is associated with Fleet National Bank (Sr. Vice President). The property is owner occupied.

Carole B. Pace, April 4, 1989

RECORDS OF 129 CYPRESS STREET

Providence, R.I.

Built ca. 1887-88, Willard R. Holmes

Plat 6

Lot 138

The 1882 Atlas does not show a structure, nor give a street number to the lot. The Providence Directory does not list a 129 Cypress Street, nor any address at this location, through 1887. A probate record of 1882, that of Asa Pike, indicates that the lot was not numbered. (Probate Docket Number A13589) A deed of 1887 lists "that lot of land with all buildings..." (Deed Book 339:236). The Providence Directory of 1887 does not list a 129 Cypress Street. The 1888 Providence Directory does list a 129 Cypress. It would appear that the house was not there in 1887 for the Directory listing, but there were buildings of some sort on the property. As Willard R. Holmes bought the land in September, he could have started the house in late 1887 or 1888.

1882 Asa Pike died on December 29, 1882, in Providence. He left his estate "real, personal, and mixed" to his heirs: Charles F. Pike (son); William H. Pike (son); Mary Ann Lyon (daughter); Mary Anna Durfee (granddaughter); and Philip B. Durfee (grandson). Mary Anna and Philip B. Durfee inherited 1/4th each, undivided, of Asa Pike's estate. This included the land that became 129 Cypress Street. (Probate Docket Number A13589)

1887 On September 15, 1887, Philip B. Durfee, Celia M. Durfee (wife of Philip), and Mary Anna Durfee deeded the property to Willard R. Holmes, for a consideration of \$10.00. The property is described as "that land with all buildings and other improvements therein situated on the southeasterly corner of Camp and Cypress Streets.....northerly on said Cypress Street 72 feet and holding that width extends southerly about 88 feet to land of Margaret Stelley.....bounding easterly on land of said grantors and bounding westerly by Camp Street." There was a restriction that " no portion of the walls of any building that may be erected on the premises, excepting bay windows, piazzas, and porches, shall be placed within 10 feet of the southerly line of Cypress Street, and that no building except a dwelling house, barn, and outbuildings shall be erected on said premises; and further that no buildings erected on said premises shall be used for any purpose but a dwelling house, barn, and appurtenances to the same." The deed was recorded on September 16, 1887. (Deed Book 339:236)

The Providence Directory lists the following information that is relevent to the history of 129 Cypress Street:

1887	Cypress, from opp. 810 Main Street to Olney, Ward 1
0	0 N. Main
0	0 Knowles
0	0 Camp
0	0 Ivy
0	0 East Avenue
0	0 Olney