

PROVIDENCE PRESERVATION SOCIETY

Records of

#158-160 Cypress Street...wood  
Built ca. 1913-1915

Plat 6  
Lot 145

The existing structure at #158-160 Cypress Street was built on a portion of a larger plat that had been part of the estate of the late Governor James Fenner. The house was most likely built while the property was owned by John McLaren and his wife Elizabeth, sometime between 1913 and 1915. Almost immediately the McLarens sold the property, now divided into smaller parcels, to Raymond Stillman Champlin who lived in the structure for some time at #160. Champlin having been the first recorded resident, the house is attributed to him rather than to the McLarens, who were probably responsible for the actual construction.

- 1848 "Plan of Cottage and Villa Lots on the East Turnpike(now Hope Street), belonging to the Heirs of Governor James Fenner" was recorded on July 10th. The property had been surveyed and platted by Atwater, Schubarth and Haines June 20, 1848. The house at #158-160 Cypress is located on the westerly 42.5' of Lot #179 on the plat as recorded in Plat Book 2, page 20 and on Plat Card 62.
- \*\*\*\* In 1872 Ephraim R. Barstow purchased a tract of land running between Cypress and Larch Streets with 150' frontage. In 1909 a portion of that was sold by Nathaniel and Laura E. Barstow to John McLaren, being the "southerly portion of the tract of land conveyed to our father, Ephraim R. Barstow, by deed from Phebe G. Gamwell...and others bearing date June 7, 1872 and recorded in Deed Book 236 at page 431...said property was devised by the will of said Ephraim R. Barstow to our mother, Joanna E. Barstow, our sister, Annie E. Barstow(both of whom have since deceased intestate) and ourselves." (Deed Book 502:313).
- 1912 In a deed written during February of 1911 but not recorded until February 1st of 1912, John McLaren conveyed the property, measuring 150' on Cypress and 150' deep to his wife Elizabeth C. McLaren. This deed included lot #179 where #158-160 Cypress was later built. (Deed Book 525:42).
- 1913 The records of The Providence Water Board indicate that water service commenced at this address on the 11th of November, 1913.
- 1914 John and Elizabeth McLaren conveyed a lot of land, including buildings and other improvements, on the northerly side of Cypress Street to Raymond Stillman Champlin and his wife Helena Adams Champlin, both of Providence. The transfer was made subject to a mortgage of \$4,000.00 made by the McLarens to Henry W. Cooke, Co. dated January 7, 1914 which Champlin assumed and agreed to pay. (Deed Book 549:101). The parcel conveyed by this deed measures 40' on Cypress and was 150' deep.
- 1916 In two deeds executed on the 26th of October, Raymond Stillman Champlin and his wife Helena conveyed the property to Max S. Pearl of Providence. The first of the two deeds transferred the 40' by 150' parcel that Champlin had received from John McLaren and the responsibility for the mortgage. The parcel was located 210' from the intersection of

Cypress and Ivy Streets. (Deed Book 557:493). The second deed, also from the Champlin's to Max S. Pearl quitclaim their interest to a strip of land located 207½' from the intersection of Ivy and measuring 2½' on Cypress and 150' deep. This strip had been conveyed to the Champlins by deed from John and Elizabeth McLaren dated December 7, 1914. (also found in Deed Book 557:493).

1918 The structure is shown for the first time on The 1918 Atlas of the City of Providence, although no street address is given. The owner is indicated as M.S.Pearl who also owned the structure at #162 Cypress. (Plate 24).

\*\*\*\* The Providence City Directory lists the following residents for the period of Raymond S. Champlin's ownership:

1911-13	no listing for either #158 or #160
1915	#158 Albert E. Henry, foreman
	#160 Raymond S. Champlin, clerk
1917	#158 Miss Elizabeth McCreedy
	Jennie Reoch, widow, boards
	#160 Raymond S. Champlin, clerk

1932 Max S. Pearl and his wife Rose Pearl conveyed three parcels of land to The Pearl Pharmacy. The three parcels, all located on the north side of Cypress Street were described as follows: first a parcel with all the buildings and improvements thereon located 160' from the intersection of Ivy Street and measuring 47½' on Cypress and 150' deep; the second parcel (on which the structure in question, #158-160 Cypress, stands) was located 210' from the intersection of Ivy Street and measured 40' on Cypress and was 150' deep; the third parcel consisted of the 2½' strip located 207½' from the intersection of Ivy Street, also 150' deep. (Deed Book 763:225).

1934 The Pearl Pharmacy transferred the three lots mentioned above to Morris K. Pearl and Pincus Pearl as joint tenants. (Deed Book 779:371).

1935 Pincus Pearl of Providence, single, conveyed the three lots to Morris K. Pearl. (Deed Book 769:498).

1937 Morris K. Pearl, also unmarried, of Prov. conveyed the property back to Pincus Pearl of Providence. (Deed Book 799:429).

1949 Miriam Pearl of Prov. conveyed all her interest in the three lots on Cypress Street to herself and Pincus Pearl as joint tenants. There is no apparent explanation for the confusion exhibited by the previous transfers of the property within the Pearl family. (Deed Book 950:99).

\*\*\*\* During the years that the property was owned by the Pearl Family the Providence City Directory indicates the following residents:

1919-20	#158..Miss Elizabeth McCreedy	#160..Raymond S. Champlin, clerk
	Jennie M. Reoch, boards	Howard R. Adams, broker
1921-24	#158..Walter H. Law, civil	#160..Raymond S. Champlin
	engineer	Howard R. Adams
1925-26	#158..Walter S. Law	#160..Raymond S. Champlin
		Helena Adams
1927-28	#158..Walter S. Law	#160..Raymond S. Champlin

1929-32	#158..Mark D. Yager	#160..Raymond S. Champlin, manager
1933-35	#158..vacant	#160..Raymond S. Champlin Thomas F. Donahue,tax acc't.
1935-37	#158..Mrs. Bessie P.Griffith Raymond S. Champlin	#160..Alex R. Glenn,engineer
1938-40	#158..William E.Sullivan,Jr.	#160..Robert Gilmour
1941-42	#158..William E.Sullivan,Jr.	#160..George E.Hearne
1943-51	#158..William E.Sullivan,Jr.	#160..William Carr

1950 Miriam Pearl and Pincus Pearl both of Prov. conveyed the property, consisting of the westerly 42.5' of lot #179 on plat card #62, to Ralph B. Rustigian of Providence. (Deed Book 974:235). This deed was executed on the 17th of October.

1950 In a deed recorded on December 1st, Ralph Rustigian, unmarried, conveyed the property to Norman J. Medrech and his wife Rose and J.George Jaffee and his wife Ethel, all of Prov. as joint tenants, with each couple recieving  $\frac{1}{2}$  interest in the property. (Deed Book 976:165).

\*\*\*\* Since 1951 The Providence City Directory indicates that Norman J. Medrech has lived at #158 Cypress. J. George Jaffee lived briefly at #160 Cypress (1952-1957) but since that time that portion of the structure has been rented.

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The date of ca.1913-1915 for the existing structure is supported by the following documents quoted at length above:

1913	Date of the beginning of water service.
1914	Deed from John and Elizabeth McLaren to Raymond S. Champlin specifically refering to buildings and improvements.
1915	First City Directory listing for the address in the name of Raymond S. Champlin and Albert E. Henry.

Prepared by,  
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PLAN of COTTAGE and VILLA LOTS on the EAST TURNPIKE

Belonging to the Heirs of Gov. James Fenner  
surveyed & platted June 20, 1848 by Atwater, Schubarth  
& Haines  
recorded July 10, 1848 in Plat Book 2, pg. 20 & Plat Card 62

IVY STREET

150'

150'

LOT 138		LOT 175		50'
LOT 137		LOT 176		50'
LOT 136		LOT 177		50'
LOT 135		LOT 178		50'
LOT 134		LOT 179		50'
LOT 133		LOT 180		50'
LOT 132		LOT 181		50'
LOT 131		LOT 182		50'
LOT 130		LOT 183		50'
LOT 128	LOT 129	LOT 184	LOT 185	50'

LARCH STREET

CYPRESS STREET

90'-29 1/2'

GREEN LANE (LATER CAMP ST.)

\*\* This plat was designed according to the direction of Warren Batchelor and approved by the Proprietors.

DO NOT SCALE

