

**PPS RECORDS FOR
136 EIGHTH STREET
PLAT 91, LOT 290**

**HERBERT J. AND EVA B. WATERS HOUSE
Built 1928-1929
Builder: H. Silvan**

DESIGNATIONS

The house at 136 Eighth Street is not listed in any historic district on the National Register of Historic Places, nor located within any local historic districts designated by the City of Providence.

RECORDS *(All Records were found in Providence City Hall unless otherwise noted).*

Assessor's Plat Maps and Chain of Title Cards (Assessor's Office)

The map for Assessor's Plat 91 identifies 136 Eighth Street as Lot 290, a rectangular lot with 48 feet of street frontage and 100 feet in depth, for a total area of 4,800 sq.ft.

Chain of title card for AP 91, Lot 290 – EIGHTH STREET

Mary Gilheeny owned the property as of March 1, 1894.

Mary Gilheeny Estate owned the property as of April 1, 1909.

Charles E. and Fredrika G. Persson owned the property as of January 1, 1923.

Herbert J. Waters and wife Eva B. Waters owned the property as of June 1928.

Eva B. Waters owned the property as of December 1961.

(Refers to Will Book 12/Page 346.)

Eva B. Waters and Carolyn W. Bellows (daughter) owned the property as of November 6, 1987. (Refers to Deed Book 1693/Page 108.)

E. Richard Woods and Margaret McCann Woods owned the property as of May 15, 1992. (Ref DB 2559/347.)

Stuart N. Legassick owned the property as of January 19, 1996. (Ref DB 3263/085.)

According to the Assessor's computerized data base, the current owner is Stuart N. Legassick, since January 1996.

Maps and Atlases (Archives and Registry of Deeds)

Maps indicate that the house was constructed sometime between 1926 and 1937, and its garage was built after 1956. The block of Eighth Street between Summit Avenue and Hope Street had been platted for housing development about half a century earlier.

1874: "Pleasant View Plat, belonging to J. Gilheeneey, Providence, R.I." by A.R. Sweet, October 1874. (Recorded in Plat Book 12/Page 15 and on Plat Card 486.) A roughly triangular plat of 64 house lots, laid out from the west side of "East Avenue" (now Hope St.) along "Gilheeneey Street" (now 8th St.) and "Mulvay Street" (now 9th St.); the plat also included a short section of Sarah Street, south of and almost perpendicular to Gilheeneey St. On the north side of Gilheeneey St. is Lot #26, measuring 50 feet by 100 feet: this is the future site of the house at 136 Eighth St. (*Registry of Deeds*)

1918: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 25, shows the future site of the house at 136 Eighth Street as a vacant lot measuring 5,000 sq.ft., owned by Mary Gilheeneey Estate (which also owned numerous other adjacent lots). The map refers to the Pleasant View Plat [plat card number not noted]. (*Archives*)

1926: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 25, shows the future site of the house at 136 Eighth Street as a vacant lot measuring 5,000 sq.ft., owned by C. Persson, who also owned the house next door to the east at 142 Eighth St. (Another house next door to the west is numbered 130 Eighth St.) The map refers to the Pleasant View Plat on plat card 486. (*Archives*)

1937: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 25, shows a wood-frame house, with no address number, standing on a 4,800 sq.ft. lot between 130 and 142 Eighth Street, owned by H.J. Waters et ux. No garage is shown. The map refers to the Pleasant View Plat on plat card 486. (*Archives*)

1956: "Providence, R.I.," by Sanborn Map Co. (1921, updated to 1956), Vol. 2, p. 98, shows the house at "130" Eighth Street (this is apparently a typo, as the house stands between others numbered 130 and 142), depicted as a 2-story dwelling with a full width front porch. No garage is shown. (*Archives*)

Deeds (Registry of Deeds)

Deeds indicate that the lot was vacant when purchased by Herbert J. and Eva B. Waters in 1928. The house remained in the Waters family until 1992.

Deed Book 715/Page 78: On March 30, 1928, Fredrika Gustafva Persson and Charles Edwin Persson, wife and husband, both of Providence, sold to Herbert J. Waters and wife Eva B. Waters of Providence, for \$10, a lot of land on the north side of Eighth Street, measuring 48 feet on the street by 100 feet deep, being part of Lot 26 in the Pleasant View Plat belonging to J. Gilheeneey (by A.R. Sweet, October 1874, recorded in Plat Book 12/Page 15 and copied on Plat Card 486). "Subject to restrictions of record" [found in DB 632/160, the Perssons' deed from the Mary Gilheeneey Estate, dated 1922]: no 3 family house shall be erected on the lot. No buildings are mentioned in this deed.

DB 2559/347: On May 14, 1992, Carolyn W. Bellows [daughter of Herbert J. and Eva B. Waters – see title card] sold to E. Richard Woods and wife Margaret McCann Woods

of White Plains, NY, [purchase price unspecified], a lot of land with buildings and improvements on the north side of Eighth Street, measuring 48 feet on the street by 100 feet deep, being part of Lot 26 in the Pleasant View Plat belonging to J. Gilheaney (by A.R. Sweet, October 1874, recorded in Plat Book 12/Page 15 and copied on Plat Card 486).

Intent to Build Records (Archives)

Permit #33529, dated June 20, 1928, issued to Herbert J. Waters for construction of a new house on Eighth Street, north side of, 307.96 feet east of Summit Avenue, on Plat 91, Lot 290.

Directories (Archives)

Providence City Directories contain a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name. Beginning in 1824, directories were published intermittently until 1850, and then published annually. A resident's profession and business address (if applicable), were noted before the home address. From 1892-1894 city directories also included a section listing residential buildings by street address; this "house directory" was published separately from 1895-1937 (see below). The notation "h" means head of household or homeowner; "b" means boarder.

Directories indicate that the house was standing as of 1929.

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| 1928 | Waters, Herbert J. (Eva), assistant treasurer Karpels Co. 15 Snow Street, also accountant 61 Orange Street room 307; (h) 232 Summit Avenue. |
| 1929 | Waters, Herbert J. (Eva), accountant 111 Westminster Street room 2400; (h) 136 Eighth Street |
| 1930-1935 | [Ditto – no address change; see House Directories, below.] |

Providence House Directories list all residential buildings by street address. These began publication in 1892, incorporated within the larger City Directory. House Directories were published separately from 1895 to 1937 (biannually from 1901), and were then reincorporated within the City Directory as of 1938. The house directories were often a year behind the city directories, when they were published separately.

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| 1927-28 | 136 Eighth Street not found. [Eighth Street is listed alphabetically, not numerically.] |
| 1929-30 | "132" Eighth Street – Herbert J. Waters, accountant. [Address number |

may be a typo; address did not change in City Directories.]

1931-32 "132" Eighth Street – Herbert J. Waters, accountant. [Address number may be a typo; address did not change in City Directories.]

1933-34 136 Eighth Street – Herbert J. Waters, accountant

1940 8th Street is now listed numerically, not alphabetically; numbered streets precede named streets in this and future directories.

Research compiled by Kathryn J. Cavanaugh

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