

Providence Preservation Society

Records of

560 Public Street

Plat 49

Assessors lot 227

Plat lot #6

(built for C. Howard Warner in 1908)
by John Mc Laren

- 1869 January 1. Recorded in Tax Ledger 1.166 Series B. This land belonged to Elias Barstow.
- 1872 August 31. Recorded in Tax Ledger 6.432 Series C. It became the property of William Barstow and James R. Hodges.
- 1874 February 2. Recorded in Deed Book 248.371 William Barstow executed a Deed of Trust to be paid before Aug. 2, 1875. Default was recorded and a public auction was held. Nelson W. Aldrich, the highest bidder, became owner of one-half undivided interest, with James R. Hodges having the other one-half interest. (Deed Book 290.75) Said parcel of land contained six lots bounded northerly on Public St., southerly on Erie Street (now Stanwood St.) These early records refer to the area as Hoyle Farm belonging to the heirs of the late Gov. Fenner. Recorded in City Plat Book 1.12, Feb. 28. 1849. Broad Street was known as Old Pawtuxet Road. See attached sketch.
- 1889 The area was entitled "Sale Plat of Elmwood Lands Belonging to James R. Hodges". It was platted by J. A. Latham in January, 1889 and recorded in the Office of the Recorder of Deeds in Plat Book 24, page 1, and on Plat Card 724.
- 1898 September 30. Deed Book 420.39 Hodges Building and Land Co. conveyed to Nelson W. Aldrich sole interest in three lots of land (#6, #14 and #17)
- 1908 May 16. Deed Book 492.428 Nelson W. Aldrich and Abby P. Aldrich, his wife, conveyed to C. Howard Warner and his wife Evelyn K. Warner land bounding 50.06' on Public St., bounding easterly 106.76' on land of Margaret J. Arnold heirs, bounding southerly 50' on land of Emma F. Weatherhead, and westerly 105.32' on land of Edward B. Rose.
- 1908 September 3. "Intentions to Build" were filed with the city by John McLaren, carpenter-builder, for Mr. Warner. Permit #19095 was issued. The Intentions state a dwelling was to be built on the southerly side of Public St. about 150' west of Broad Street. 560 Public appears to be a bit more than 150' from Broad Street. This could have been an error in judgement at the time these Intentions were filed, an error in transcribing 150' from the end of the church property at the corner of Public St. and Broad St. If measurements were taken from the westerly side of the church property these Intentions would indeed be correct.

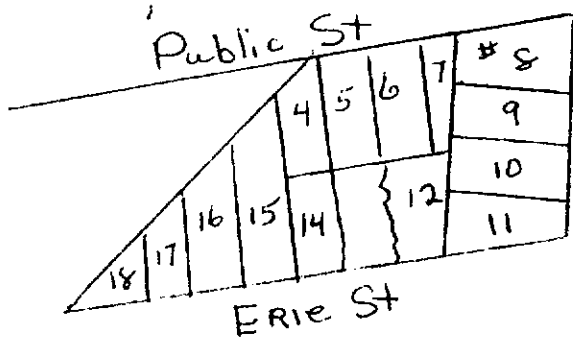
- 1908 September 5. Water Department records show pipes were laid to the property.
- 1910 First listing in the Providence City Directory for C. Howard Warner, Travel Auditor with the N.Y., N.H., and H.R.R., living at 560 Public Street/
- 1915 March 8. Deed Book 550.309 C. Howard Warner and Evelyn of Chartley, Mass., conveyed to John D. Peck said parcel described as follows: bounded north by Public Street, 50.06', east on land of Margaret Arnold 106.76', south on land of Emma F. Weatherhead 50', and west on land of Edward B. Rose 105.32'.
- 1962 December 27. Deed Book 1118.371 R.I. Hospital Trust Co. (S.H. Mason, trust officer), trustee under the will of John D. Peck conveyed this property to Alice M. Kelly. Ruth N. Peck, Marguerite D. Armes, formerly Margeurite D. Peck, now of Kent County, and Charlotte L. Brogden of East Greenwich, formerly Charlotte L. Peck, released all right to said property as were devised under the will of their late father John D. Peck.
- 1964 August 6. Deed Book 1126.965 Alice M. Kelly, single, sold the property to Nora P. Creaven.
- 1974 May 28. Deed Book 1180.1155 Nora P. Creaven, single, sold to Thee Atris Carpenter and his wife Marcia J.
- 1974 December 10. Deed Book 1184.296 Thee Atris and Marcia Carpenter sold said property to Pauline Robertson of Providence.
- 1975 October 22. Deed Book 1188.896 Pauline Robertson conveyed this property to Old Colony Bank.
- 1976 April 14. Deed Book 1191.240 Old Colony Bank conveyed the property to Perry Nelson and Thelma Nelson.
- 1980 October 29. Deed Book 1224.4 Parry and Thelma Nelson conveyed the property to Evelyn Martell.

Research in City Directories indicate the following residents:

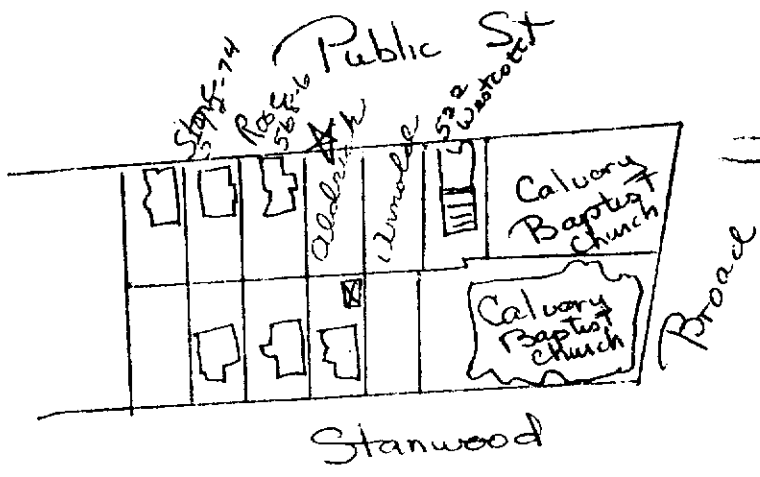
- 1910-14 C. Howard Warner, auditor with the New York, New Haven and Hartford Railroad. He moved to Chartley, Mass in 1915.
- 1915-50 John D. Peck of John D. Peck Hay & Grain Co., Inc. located at 216 Dyer. John D. Peck died in 1919. His widow Mary C. remained at this address until about 1949.

1950-54 Marguerite Peck Armes (daughter of John D. Peck)
1955 No Return (Vacant)
1963 No Return
1964-76 Nora Creaven, Nurse, St. Joseph's Hospital
1977 Velma Nelson
1980 Perry Nelson
1983 Present owner - Evelyn Martell

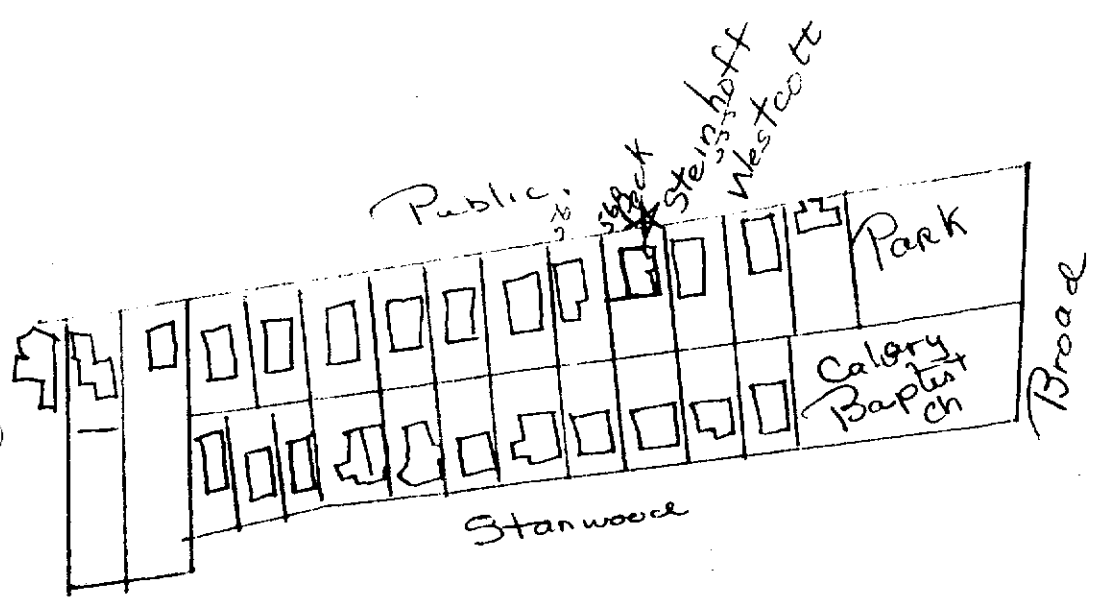
Research by:
Carole Brown Pace
March, 1985



1882 Atlas
 Plate 17
 Jas. R. Hodge
 and
 A. M. Warner
 Hoyle farm Plat

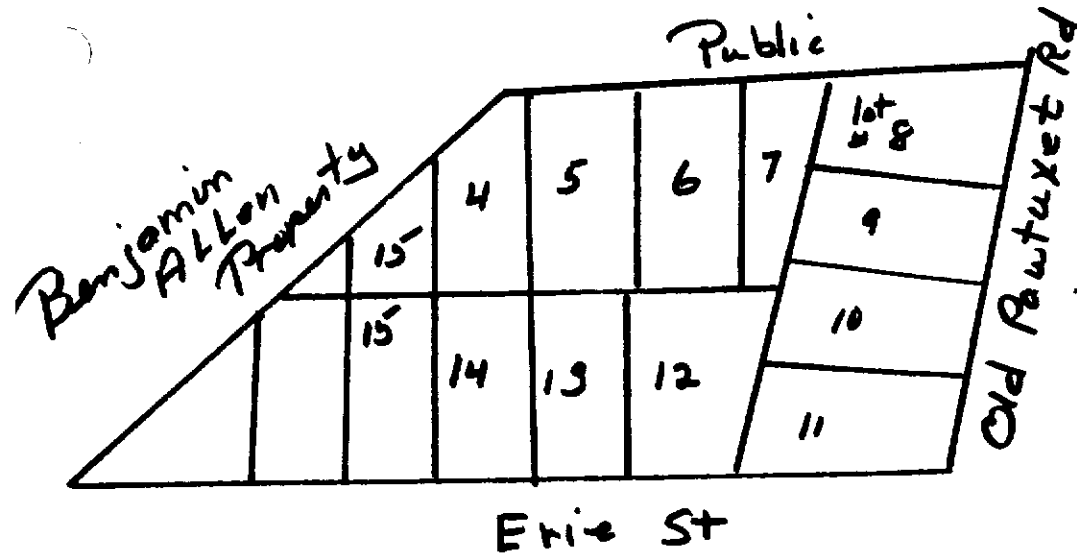


1908 Atlas
 Plate 17



1918 Atlas
 Plate 9

Sketch from
Plat Book
9.8



Plat of house
lots on Hogle
Farm in Cranston
belonging to the
Heirs of the late
Gov. J. Fenner
Platted + Surveyed
Feb 28, 1849
by Olwater +
Schubart + Hanna
From P. B. 1.12

Plat Card 724 Entitled Sale Plat of Elmwood lands
belonging to James R. Hodges Surveyed + replatted by J. A.
Latham. Jan. 1889

