

Providence Preservation Society

Records of

8 Somerset Street

Plat 39

Assessors Lot #324

Plat Lot 63 & 64

1852 John Mitchell, a mason, original structure

1875 James M. Baker, addition

1876 Frederic J. Marsy, additions

1846

The area entitled "The Plat of House Lots" belonging to the heirs of James Fenner was surveyed and platted on August 27 by Atwater and Schubarth, civil engineers. This plat was recorded at the office of the Providence Recorder of Deeds in Plat Book 1, page 104.

September 18 (recorded in Deed Book 103.210) Samuel Dexter, administrator of the estate of James Fenner, sold lot #63 on the "James Plat" to James W. Tibbits and Betsy, his wife. James W. Tibbits was a mason who lived at 9 Sekill St. at this time.

December 8. James W. Tibbits conveyed this land to James W. Mitchell and Hannah, his wife. Betsy Tibbits released her quit claim to the property. (D.B. 103.210)

No Somerset Street is listed in the City Directory. Apparently the area had been plotted but no one lived on that particular street. The Directory for this year lists James W. Mitchell house at 6 Nash Lane, near North Main Street.

1852

City Directory lists Somerset Street for the first time. It describes said street as running from the upper end of Broad Street through Friendship Street, Conduit Street (now Hayward) from Sekill through Steward, also from Lockward to Broad. The total number of streets contained in the 1832 Directory was 154. In 1852 the number rose to 400. The early part of this property deals with lot #63 on Somerset St.

1853

City Directory lists John E. Mitchell living on Somerset Street.

1854

August. (reference located in Tax Ledger 2.154 Series A) John Mitchell's assessors lot 324 on plat 29 contained 5000 square ft. and was valued at 12 per sq. ft.; land value listed as 600; building value at 500. 1854 was the first year this type tax ledger was kept.

1857

Walling map located at R.I. Historical Society shows a house on lot #63 (see attached sketch).

1865

March 10. Recorded in Deed Book 169.212 John Mitchell sold his land with buildings and improvements to Oliver Hopkins. This is also recorded in Tax Ledger 1.388 Series A. Evaluation remained the same.

1865 through 1868 Directories show this property belonged to Oliver Hopkins, bookkeeper.

1869 and 1870 Directories lists it as the property of Jane Hopkins (widow).

- 1870 November 15. Recorded in Deed Book 192.237 This property was sold to Benjamin Bogman and Charles D. Wilbur as equal partners. They also acquired 40 more sq. ft. bringing the total property to 5040 square feet. (Tax Ledger 1.204, 6.28, 5.336 and 5.416 Series B) Benjamin Bogman and Charles D. Wilbur were proprietors of the R.R. Depot Saloon. Bogman lived in Warwick; Wilbur at 265 Pine Street.
- 1873 May 2. Recorded in Deed Book 240.459 at 4:15 p.m. Benjamin Bogman and Charles D. Wilbur sold this property to James M. Baker. The square footage remained the same but the value per square foot increased to 40, building value increased to 5000 (Tax Ledger C. 1.202). James Baker is listed as a pattern maker living on Somerset Street.
- 1874 June 24. Deed Book 246.503 James M. Baker conveyed the property to Albert Sanders. The City Directories for 1874 and 1875 show Sanders living at 6 Somerset Street and associated with Whitford and Sanders, 115 Dyer Street.
- 1875 City Directory shows Albert Sanders moved to Redwing Street near Greenwich Street. The City Atlas shows a house on this lot (see attached sketch).
- December 15. Tax Ledger 5.81 Series C. The property was transferred to Frederick I. Marcy. This ledger shows that between December 15, 1875 and July 1876 building additions were made to the property. Building Permit #4102 was issued to Fred Marcy on March 27, 1876 for his property on Somerset near Broad. No specifications were given.
- 1876 to 1894 Directories list Frederick I. Marcy, Manufacturer of Jewelry at 95 Pine Street; his home at 8 Somerset Street.
- 1893 Deed Book 381.360 and Tax Ledgers 6.393, 9.61 and 8.514 Series E trace the sale of this property from Mary J. Marcy, wife of Frederick, to Charles Rodman, plus the signing over of quit claims from the executors of the Albert Sanders estate. This indicates Marcy did have clear title to the property.
- 1895 Directory shows Frederick I. Marcy moved to 35 Maynard Street. Charles Rodman, manufacturer, resided at 8 Somerset Street.
- 1895 through 1912 Directories show this to be the home of Charles Rodman.
- Between 1895 and 1908 additions were made to the house. Notice on the attached sketch how the shape of the house changed from the 1895 Atlas to the 1908 Atlas. Building inspectors records do not show that these changes were made.
- 1912 October 2 Deed Book 533.45 Charles Rodman and Ezadora his wife conveyed this property to George and Catherine Smith.

1912

December 28. It appears that Catherine and George Smith purchased the property with the intention that it become immediately occupied by R. Herbert Carver, physician. It is very rare that a lease agreement be recorded with the City Recorder of Deeds as this was on Jan. 16, 1913 in Deed Book 532.195. It is entitled "An indenture of lease between George W. Smith, Catherine his wife, and R. Herbert Carver". It described the boundaries of the property and goes on to say:

"The lessor must keep the exterior in good repair. Within two years the house shall be painted the same as it is at present, or other color satisfactory to the lessee. The lessee is permitted to remove the panelling in the two parlors and to paper the walls; Lessee may also install a new bathroom and new plumbing in the old bathrooms and waterclosets; and set a bowl in the small room in back of the back parlor. The water bill must be paid by the lessee. Contents to include:

Cellar batteries and coil; one gas range; 4 ash cans; one gas heater for hot water; Dining Room carpet; double shades on all windows; front hall and stairway carpets; one gold mantel mirror; 3 piazza chairs; carpets on front and rear stairs to attic; rugs on floors and halls on second and third floors; mantel scarf carpet; den leather draperies; lace window curtains; one clock with electric bell in the blue bedroom; 1 black walnut chamber set in the pink bedroom; storm sash and screens for nearly all windows; various other mentioned chairs, carpets and window drapes.

R. Herbert Carver, physician, had his home and office at this address from 1913 through 1936. He purchased the property in 1920.

1913

Deed Book 534.414 George and Catherine Smith conveyed the property to Elizabeth F. Mohr, wife of Franklin Mohr.

Deed Book 540.165 Elizabeth Mohr conveyed the property to Charles B. Mohr.

Deed Book 576.389 Charles Mohr conveyed the property to Virginia B. Mohr and Charles F. Mohr.

Deed Book 576.391 Elizabeth F. Mohr, guardian of the persons and estates of Virginia B. Mohr and Charles F. Mohr, as decreed by Municipal Court on June 18, 1918 conveyed the property to Charles Manning Mohr and Adele Mohr Marr.

It may be interesting to do more intensive geneological researching to ascertain why the Smiths conveyed the property to the Mohr family (perhaps they were all part of the same family), and to investigate more fully the legal steps which led to the Mohrs selling this property to R.H. Carver who had occupied the property for so many years.

- 1920 June 5. Deed Book 600.3 Charles Manning Mohr of New York and Adele Mohr of Baltimore, Md. sold the property to R. Herbert Carver, physician.
- 1936 June 2. Deed Book 791.294, 295, 296. R.I. Hospital Trust Co., trustee under the will of R. Herbert Carver conveyed the property to John T. Ciccone and Rose M., his wife. At this time quit claim to the property was released to the Ciccones by Charles F. Mohr, Caroline Mohr, Kemper Nelson, Virginia Nelson and Bertha Sayer. This quit claim release might also indicate geneological ties.
- June 23. Providence Building Permit #1263 was issued to John F. Ciccone to make additions and alterations.
- 1937 The Building became known as Regal Arms
- 1963 June 25. Building Permit #663 was issued to Giovanni T. Ciccone. Architect and builder is listed as A. W. Mende. Nature of the work was "to remove existing windows at the front of the building in cellar apartment #10 and install a wood door 3' X 5'. Also to install two fire doors in the boiler room and cover walls with asbestos covering. Block up one window in Apt. #10."
- 1974 August 13. Deed Book 1182.589. Rosina Ciccone, widow, trustee under the will of John T. Ciccone (Giovanni T.) sold the property to Allied Instruments.
- 1979 November 13. Deed Book 1216.753 Allied Instruments conveyed said property to John R. Arruda of East Providence and Joseph F. Arruda of Barrington.

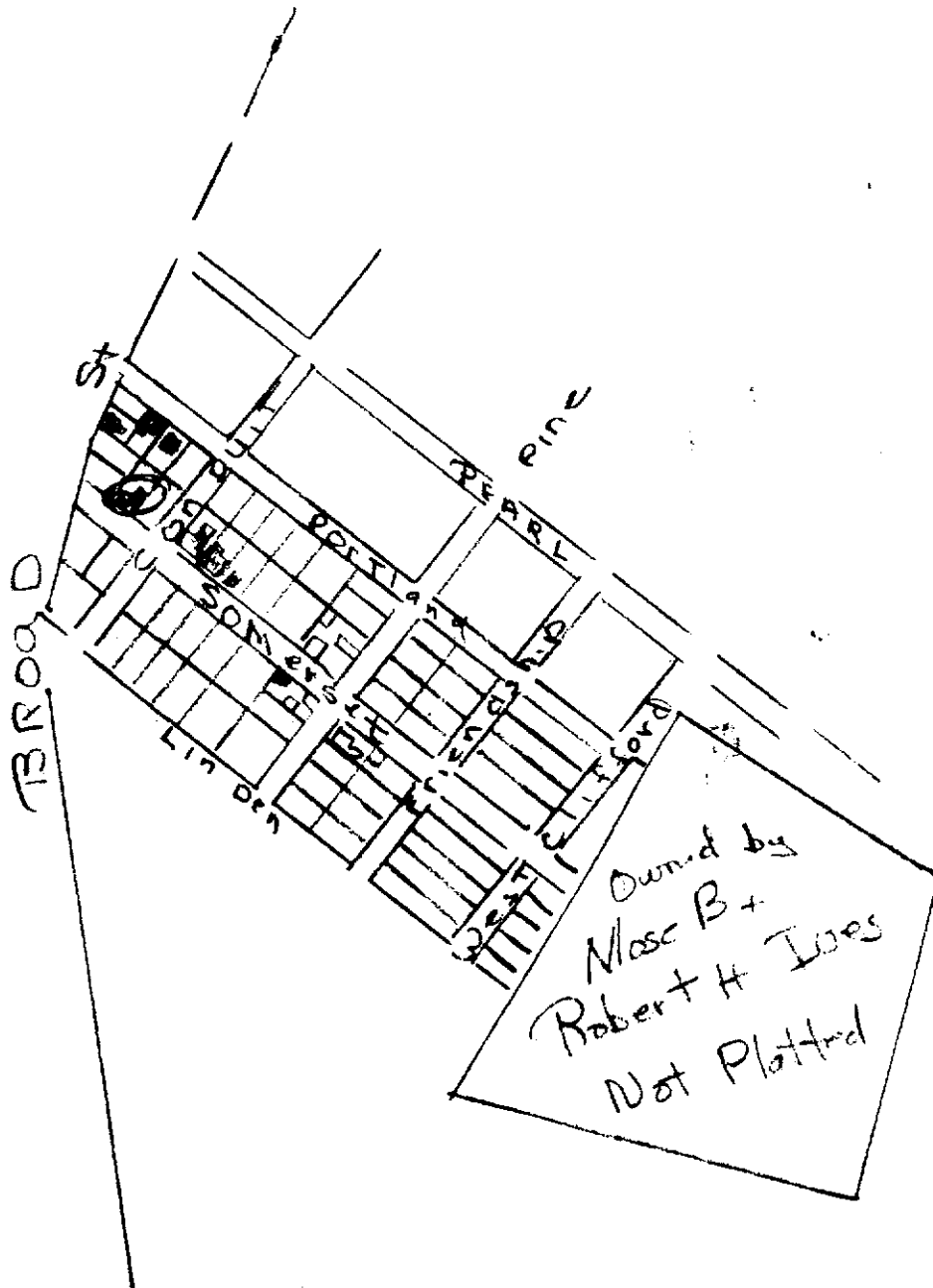
Research by:
Carole Brown Pace
December 1984

1857

Walling Map
of Providence.

R.I. Historical
Society

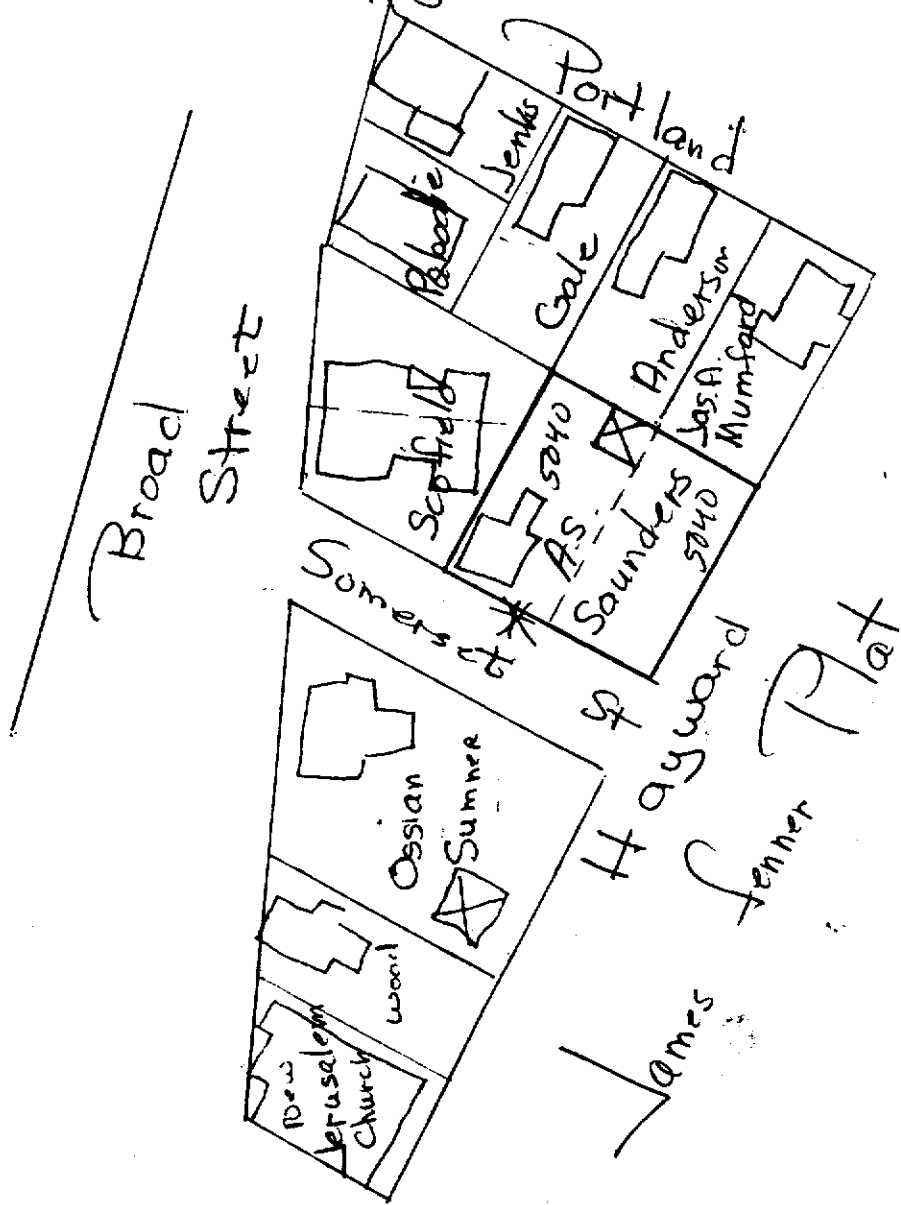
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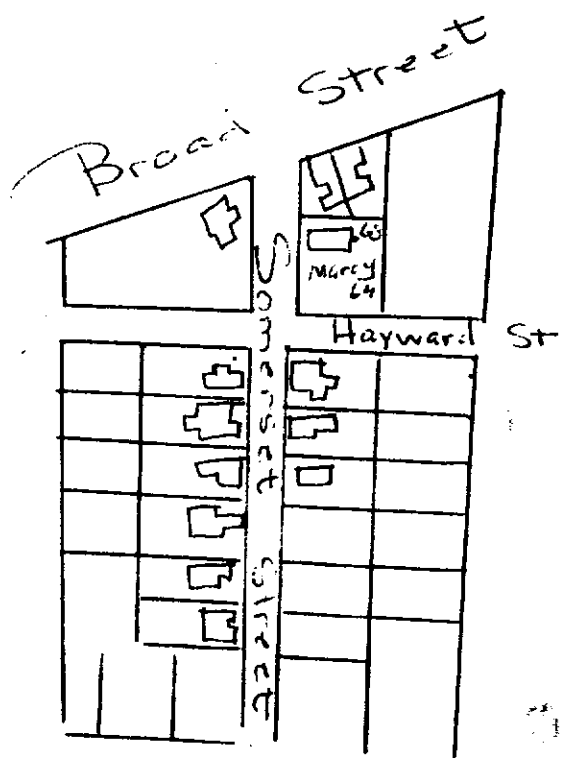


1875 ATLAS

Plate G Vol 2

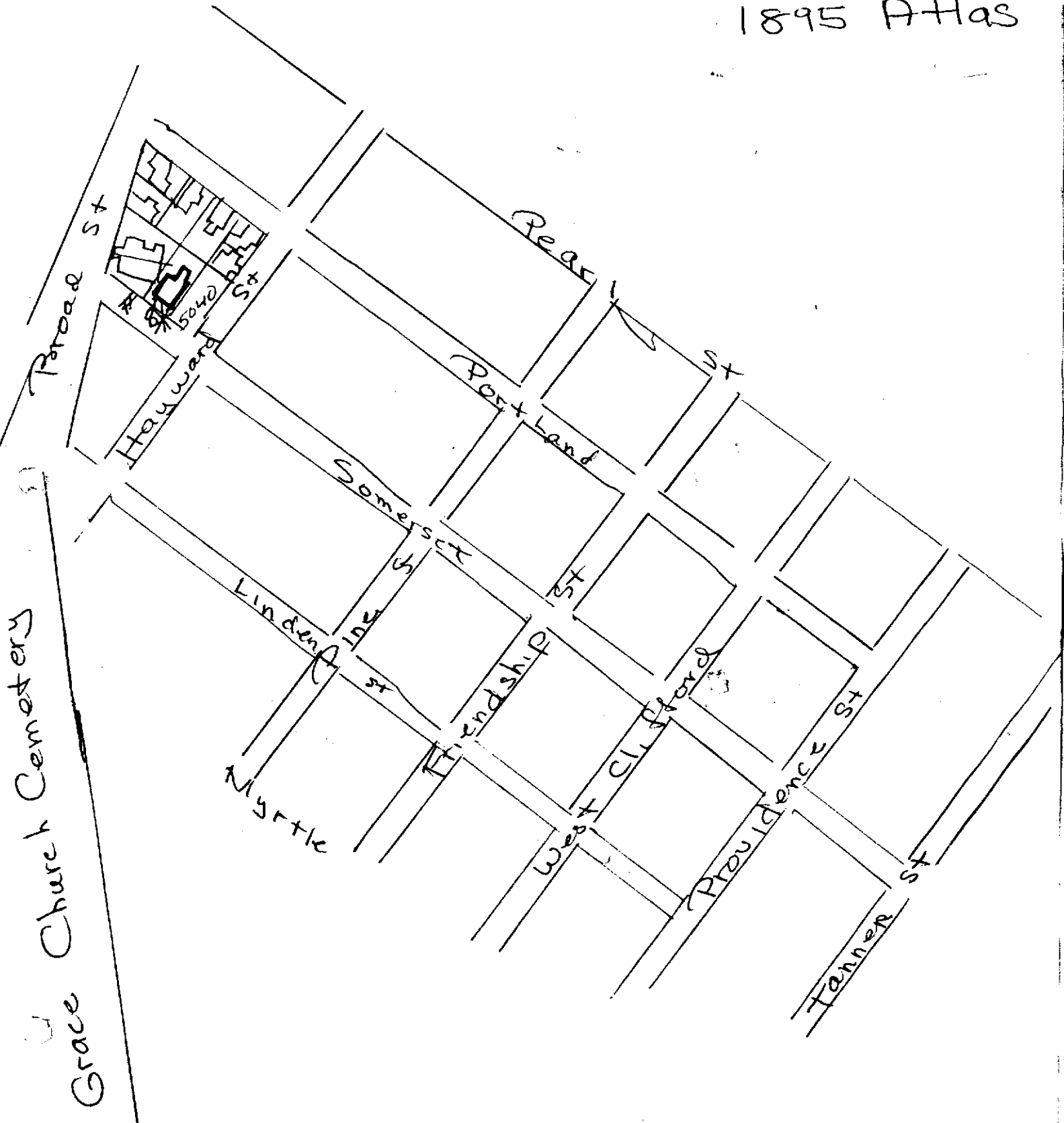
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Providence Atlas of 1852
 Plat of Fenner Heirs

Plate 56 + 57
1895 Atlas



Sketch from 1908 Atlas

