

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 16
Lot 384

#195 TRANSIT STREET

012

#88 in 1848

Built 1848....By Ephraim Carpenter

#108 in 1857

- 1845 Henry Holden et al by authority given them in General Assembly, sell for \$1000 to Charles F Tillinghast, the lot of land in Providence used as a Burying Ground and belonging to the descendants of Christopher Sheldon, bounded: N by Transit Street 176'; E by formerly Christopher Sheldon 83'; S by Christopher Sheldon heirs; W by formerly Welcome Arnold...Deed Book 91.309
- 1845 Charles F Tillinghast sells for \$600 to David B Doyle, bounded: Beginning at the N/W corner of Lot #21 thence S/ly 83'; W/ly 38' and N/ly 83' to Transit Street bounded 38' on Transit Street (see map).... Deed Book 91.370 (38' W of)the.no gangway privileges allowed from the N line of Sheldon Street between Lots #53 and #54.
- 1847 David B Doyle sells for \$525 the above property to Ephraim Carpenter being a portion of the Lotsconveyed to grantor by Charles F Tillinghast in 1845...Deed Book 107.230
- 1848 Ephraim Carpenter listed here...Providence Directory
- 1848 POLICY RECORD: Ephraim Carpenter: S side Transit Street...wood... 28' x 36'...12' posts...occupied for a DWELLING HOUSE...PR 39.16340
- 1872 Mary M Carpenter sells for \$4300 to Henry P Tillinghast that lot of land with the improvements thereon, situated on the S side of Transit Street (see map) being the same conveyed by David B. Doyle to Ephraim Carpenter in 1847 and devised to grantor u/w Ephraim Carpenter/...Deed Book 236.437
- 1920 Annie A Millett, widow, sells for \$3000 to Joe F Laborio and wife Margaret S Laborio that certain lot of land with all buildings and improvements thereon, situated on the S side of Transit Street (see map). Said lot was inherited by grantor as the only surviving heir-at-law of Henry P Tillinghast, deceased...BB 603.199
- 1957 Josphe F Laborio et al heirs-at-law and devisees u/w Maria Laborio sell to Mary CFrancis , also a devisee and heir-at-law of Maria Laborio the above property as shown on the Plat of Christopher Sheldon...Deed Book 1072.459

Mary A Gowdey
August 1970

195 Transit Street

1848-88 Transit
1872-155 Transit
1895-195 Transit

Plate 16
Lot 384

Built 1848
by Ephraim Carpenter

1759 Sheldon Street had not been laid out at this time. The area that became Sheldon Street was land belonging to Christopher Sheldon. As was customary at that time, he had a certain portion of land located "away from the compact part of town", set aside to be used as a family burying ground. The 1759/1798 map of Providence by Henry Chace shows Sheldon lived on the westerly side of Benefit Street, near the present Sheldon Street. See a copy of the Chace map, plate 1 attached. Note: The road to India Point became Transit Street.

In 1732 Christopher Sheldon was born in Providence to Joseph and Lydia Arnold Sheldon. Christopher married Rosanna Arnold, daughter of Isreal and Mary Arnold on January 7, 1753. Rosanna was born December 27, 1737.

The Providence records show the following children born to Christopher and Rosanna Sheldon.

Remington born 1753.

Isreal born 1755.

Lydia born 1757.

Mary born 1761.

Rosanna born 1763 - married Jesse Cooke August 26, 1783.

Susan who married Ezekiel Carpenter.

1798 Map attached.

1799 Probate recorded for Christopher Sheldon.

1803 July 15. Recorded in Deed Book 27, pages 573 and 574. A committee was appointed to make a division of the estate of Christopher Sheldon.

A map recording this division of this land was included in D.B. 27:573. See a copy of the original attached. The names of the heirs of C. Sheldon are shown on the map.

1844 August 13. D.B. 91:100. Edward S. Sheldon on behalf of the descendants or heirs of the late Christopher Sheldon conveyed a portion of this land to Charles F. Tillinghast, Esquire. A \$200.00 consideration was paid Sheldon from Tillinghast.

D.B. 91:249. By virtue of an act passed by the General Assembly January and June sessions 1844 and under the direction of the Municipal Court the above deed was confirmed along with transfer of the burying ground measuring 167' long and 30' wide. The land bounds southerly on lots adjoining a street now called Sheldon.

1845 Jan. 7. Recorded in Deed Book 91:309. This conveyance being made on behalf of themselves and the other descendants of Christopher Sheldon, Henry Holden, William H. Cooke, Samuel B. Cushing and Joseph J. Cooke transferred to Christopher F. Tillinghast, Esquire, land in Providence entitled the Sheldon Burying Ground owned by the above heirs "bounding southerly on the other Sheldon land, easterly on land formerly owned by Sheldon, northerly on Transit Street, and westerly on land owned by Welcome Arnold.

It appears that Tillinghast was acting as Title Attorney for the Sheldon family. Directories show Tillinghast had his law office at 18 Market House at the foot of College Hill and his home on Union Street.

1845 Feb. 1. Deed Book 91:370. Charles F. Tillinghast conveyed to David B. Doyle a certain portion of the Sheldon estate between Transit and Sheldon Streets.

1847 September 20. D.B. 107:230. David B. Doyle sold to Ephraim Carpenter a portion of the land bounding on Transit Street which was conveyed to Doyle from Tillinghast. The Providence Directory shows David B. Doyle, a drayman, living on Sheldon Street.

1848 Fire Policy Records show Ephraim Carpenter built a house on the southerly side of Transit Street. Policy #16340 describes the dwelling house as wood, measuring 28' X 36' with 12' posts.

- 1848 The house was #88 Transit.
- 1850 The City Directory shows Ephraim Carpenter was a machinist. This house became #108 Transit.
- The directory also shows a dry goods business entitled Carpenter, Davis, and Sheldon, indicating business plus family relationship between the parties owning the property this far.
- 1854 Aug. 1. Tax ledger 1.199 series A shows the lot contained 3064 sq. feet and was valued at \$25 per square foot. The house was valued at \$1,000.00
- 1857 See the Map of Providence attached by Walling.
- 1869 Nov. 3. Tax ledger 1.381. B. Shows this property belonging to Mary M. Carpenter, widow of Ephraim, value unchanged. Mrs. Carpenter remained at 108 Transit Street. Directories show she had a business at the Arcade, room #48. I have not been able to determine the type of business.
- 1872 June 11. D.B. 236:437. After living in the house for 24 years, Mary M. Carpenter sold the property for \$4,300.00 to Henry P., John A., and Annie A. Tillinghast. The land had been willed to Mary Carpenter by her husband Ephraim. Mary remained at 155 Transit. Transit Street was renumbered.
- Mr. and Mrs. Henry P. Tillinghast obtained title June 15, 1872.
- 1875 See area map - Atlas of Providence by G.M. Hopkins, Plate S, attached.
- 1882 Map of Providence Plate 1, attached.
- 1894 It was still #155 Transit Street.
- 1895 Transit Street was renumbered. 155 became 195.
- 1920 The Tillinghast family lived here for these 48 years. Directories show it was occupied by Henry Tillinghast, a moulder, Daniel Webster, a machinist and Fred. A. Webster, a jeweler.
- March 1. It became the property of the Henry P. Tillinghast estate and Mrs. H.P. Tillinghast, widow.
- September 23, D.B. 603:199. Annie A. Millett, sole heir of Henry P. Tillinghast sold the property to Joe F. Laborio and Maria, his wife. J.F. Laborio was a carpenter.

- 1936 Area map of Providence, Plate 18 enclosed.
- 1940 December. The property was retained by Maria S. Laborio, widow of Joe F.
- 1957 1920-1957. The property was occupied by the Laborio family for these 37 years. The Arthur Burgess family also occupied the property.
- 1957 December. D.B. 1072.459. Joseph F. Laborio and other heirs of Maria Laborio sold the property to Mary C. Francis who was also an heir of Maria Laborio. Mary C. worked at Davol Rubber. The Burgess family remained tenants.
- 1974 July 2. D.B. 1181.950. The property was purchased by the Burgess family, Anthony, Virginia and William. Virginia worked at Bryant College. Anthony and William were not listed.
- 1989 March 28. D.B. 1996:118. The property was purchased by Hilary D. Horton.

CBPace
12-5-1991