

PROVIDENCE PRESERVATION SOCIETY

RECORDS OF

**87 TRANSIT STREET
Plat 16 Lot 212**

**HANNAH HACKER HOUSE
Built Ca. 1795**

Providence Preservation Society

Records For

**87 Transit Street
Plat 16 Lot 212**

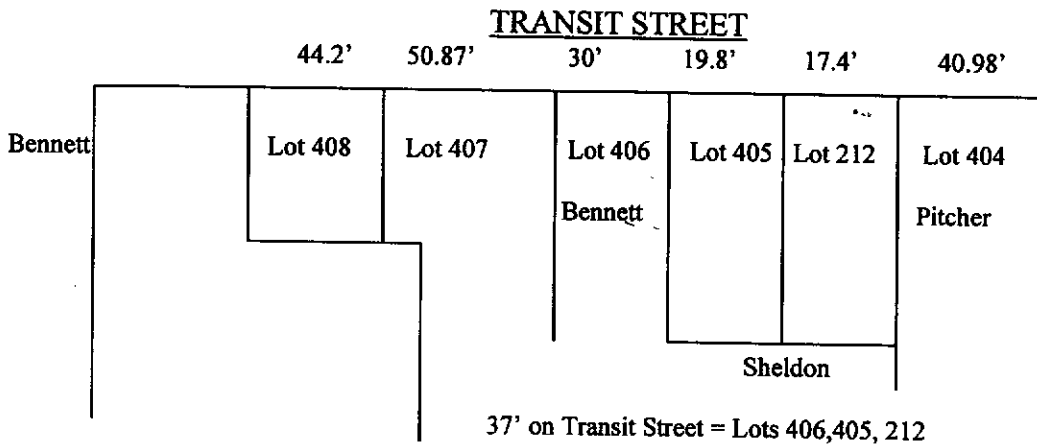
**Hannah Hacker House
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- 1754 Early maps show that Transit Street was called the Road to India Point. The 1754 map by Henry R. Chace shows the names of property owners. (Attached)
- 1768 August 4. Deed Book 19:27. Joseph Sheldon, merchant, sold to Thomas Bennett, for 4 pounds 10 shillings, a certain lot bounding on the new back street (Benefit Street)
- 1769 Transit Street was named to commemorate the transit of Venus. "Here an observatory for the event was constructed a little southeast of Benefit Street. (King's Pocket Book of Providence). See sketch of observatory attached. (Providence 250 Celebration Book).

It was not until November 12, 1805 that Transit Street was officially named by the Town of Providence. A map drawn in 1956 for the Providence Preservation Society shows structures built before 1830 still standing and lists 87 Transit Street. (See attached)

A man whose name was Joshua Hacker appears to be purchasing land in the town of Providence. He was listed as "boatman." Later he formed a partnership with Joseph Peck in a merchant company. They bought various parcels of land in Providence, which were located on Main Street near Earle's Lane, near Power Lane and near Whipple land. (Deed Book 22:249, 432) Neither the birth, marriage nor death of Joshua Hacker are recorded in Providence.

This conveyance was made with the "privilege in a well of water standing between the lots of Calvin Walker and Joseph Coles." (North side of Transit Street – See Chace map.) Consideration was 420 Spanish milled dollars.



1795 April 27. Deed Book 25:43. The heirs of Joshua Hacker, Hannah Hacker, Martha Hacker, Elizabeth Hacker Whipple and Stephen Whipple, her husband (Elizabeth Hacker married Stephen Whipple in Providence on January 27, 1788 – 5:388), and Anne Hacker Alexander and Henry Alexander, her husband, executed a quitclaim deed to Joseph Peck, merchant, for a lot in the "southerly part of the town of Providence, being the lot now in the possession of Joseph Peck where the mansion house of the late Joshua Hacker now stands. This deed shows that Joshua Hacker was a block maker. Block makers engraved the blocks used in the printing trade.

No dimensions or location is given for this property. However, the Chace maps indicate this property was located on Water Street, south of Transit.

Documents indicate that the 1795 and 1796 deeds between the Hackers and Peck were probably executed in accordance with the business partnership between Joshua Hacker and Joseph Peck.

1796 September 10. Deed Book 24:282. Hannah Hacker, single woman, and Martha Grill, wife of Charles, conveyed to Abigail Ormsbee, wife of James Ormsbee, housewright, the westernmost part of the land she purchased from Joseph Peck by deed dated April 27, 1795. A gangway of 10' shall be left open on the western side of Grantee's land. Five feet taken from the Grantor on the west and 5' from the Grantee on the east. (Still evident between # 87 and # 81.)

The lot is described as measuring 29' 4" on Transit Street, 88' bounding on land of Hannah Hacker, 29' 4" southerly on land of Christopher Sheldon, and bounding on the easterly side of land belonging to Thomas Bennett. This land being transferred refers, more or less, to the present Assessor's Lot 406. House on Lot 406 probably built shortly after #87.

- 1797 April 5. Deed book 39:446 and Providence Town Papers. Mowhawk Lane was opened. The owners of certain lots of land set between and on Transit Street and Arnold Street finding it necessary to have a cross lane, laid out and opened a lane 12 feet wide from one street to the other. Consideration was paid to the owners of the land set aside. "Said lane shall be kept open perpetually and be kept open from any obstructions." The document was signed by Calvin Walker, Elber Coleman and Joseph Baker in the presence of Caleb Ormsbee and Jas. Arnold.
- 1813 October 13. Deed Book 37:205. Hannah Hacker conveyed to Joseph Peck a promissory note of \$227.93 for half a certain lot bounding north on Transit Street 36' 8" and the easterly half part of a dwelling thereon standing.
- 1823 Recorded in Deed Book 45:378. Finding it necessary to have another cross between Arnold and Transit Streets, land was set apart and Thayer Street was laid out and recorded as a Town street.
- 1824 City Directory lists only one Hacker – Hannah Hacker – living on Transit Street.
- 1825 August. City Archives. Paving Records. Transit Lane was graded from Main Street to Benefit Street. It was not until 1844 that it was paved from Benefit Street to Brook Street.
- 1829 June 16. Deed Book 57:492, recorded April 24, 1830. In consideration of \$1.00, Sally Peck, Ann Peck, John H. Whipple, Freelove Pitcher and William Arnold (Hacker heirs), conveyed to Cyrus Barker a lot bounding northerly 66 feet on Transit Street, easterly 88 feet on land of James Pitcher, southerly 66 feet on land of Christopher Sheldon and westerly 88 fet on land of Thomas Bennett. Use of the well of water standing between the lots of Calvin Walker and Joseph Cole.
- 1829 August 24. Deed Book 57:301. Cyrus Barker, Ann L. Barker and Simon Barker of Transit Street, parties of the first part, and Seth Paddelford, party of the second part, executed a trust agreement for various parcels of land in Providence, including the Transit Street property formerly belonging to the heirs of Joshua Hacker, with dwelling house and other buildings.
- 1830 April 24. Deed Book 59:23. Seth Paddelford, assignee of Cyrus, Seth and Ann Barker, conveyed to William and Stephen Coleman house, improvements and land formerly Hacker property, bounding on Transit Street 36' ", bouding easterly on land of Christopher Bently 88', southerly 36' 8" on land of Christopher Sheldon and bounding westerly 88' on land of Calvin Walker. Consideration was \$750.00. Colemans kept the house for 5 years. (Colemans owned entire house.)

Providence Fire Policy (PR Vol 8 No. 4465) lists a house on the southerly side of Transit Street owned by William and Stephen Coleman. (Colemans bought entire house.)

- 1835 August 21. Deed Book 68:17. William Coleman, Harriet his wife, and Stephen Coleman, Blockmakers, conveyed to Sturges P. Carpenter, house carpenter, property bounded North by Transit Street 17' 16", Easterly 88' on land of Christopher Bently, Westerly 18' 8" on land of Coleman now (DB 68:18) conveyed to Perry Freeborn on which it measures 88', together with all that part of a dwelling house entry to be "commonly used in common" between Carpenter and Freeborn. Consideration was \$800.00 for each ½ house. (Colemans sold ½ house to Carpenter and ½ house to Freeborn.)
- 1835 August 22. Deed Book 68:18. William, Harriet and Stephen Coleman, Blockmakers, sold for \$850.00 property on Transit Street measuring 19' 2" on Transit, Easterly 88' on property recently conveyed to Sturges P. Carpenter, bounds Southerly 19' on land of Benjamin Clifford and Westerly 88' on property of Calvin Walker. Also conveyed is all that part of the dwelling house standing on the described bounds saying that the front entry of said house shall be used and enjoyed in common between Freeborn and Carpenter, their heirs and assigns forever.
- 1837 April 5. Deed Book 71:33. In consideration of \$1,000.00 Sturges P. Carpenter conveyed to Thomas Phillips property bounding 17' 16" on Transit Street, 88' on property of Christopher Bentley, 18' 8" south on land of Benjamin Clifford and 80' west on property of Perry W. Freeborn.
- This conveyance includes part of the dwelling house and other improvements now standing within the above described bounds saving that the front entry of said house shall be used and enjoyed in common by and between Phillips and Freeborn.
- 1838 Thomas Phillips and Perry W. Freeborn took out fire Insurance Policy (No. 7299 Vol. 16).
- 1844 April 15. Transit Street was graded from Benefit Street to Brook Street. (City Archives Paving Book.)
- August 8. Deed Book 91:90. Thomas Phillips and Ann, his wife, conveyed to Edward T. Sheldon the same premises conveyed to Phillips by deed dated 21 August 1835.
- 1845 Will Book 16:22. August 5, recorded September 5, 1848. Edward Thurber Sheldon gave to Mary Devens, for her kind and attentive service during the final illness, full occupancy and use of "my houses and lot where I now live, for and during here natural life and after her decease I give and devise the same property to the children of my half-sister, Maria L. Brown, deceased, who was wife of John Brown of North Providence to be equally divided between them and their heirs and assigns forever." James Wheaton was appointed executor.

- 1854 August 1. Tax Ledger A1:267 shows the one structure divided onto lots 212 and 405. Each lot was valued at \$487.00. Each building at \$500.00.
- 1857 Copy of 1857 map by Walling attached.
- 1864 Deed Book 169:393. John Brown, Sarah, his wife, William F. Allison, Mercy Ann, his wife, Maria E. Fenner and Harry M. Brown, all of North Providence, heirs of Edward Thurber Sheldon, sold to Nathan Child and Louisa, his wife, one lot of land bounding on Transit Street 17' 16", East on land of Christopher Bentley 80', south on land of Benjamin Clifford 18' 8" and west 88' on land of Perry Freeborn.
- 1875 Area map attached.
- 1879 July 12. Tax Ledger 2:103, Series C. Louisa Child owned both lots 212 and 405. The side of the house sitting on lot 212 was valued at \$500.00. The side on lot 405 was valued at \$700.00. Lot value was a \$30.00 per square foot.
- Tax Ledger 2:328 shows this property plus lots 16:439 and 16:447 became part of the Louisa Child Estate.
- 1882 Area map attached.
- 1887 July. Ledger D, 9:16. The property was conveyed from the Louisa Child Estate to Rebecca Talbot, wife of George H. Talbot.
- 1889 November 1. Tax Ledger 9:510, Series E, and Deed Book 355:283. Record the Transfer of the property to Emma T. Odell, wife of John P. Odell of Chicago.
- November 15. Tax Ledger 7:472, Series E, and Deed Book 397:147. Record the transfer of lots 16:212, 405, 439, and 447 with buildings and improvements to Robert Harris of Pomfret, Connecticut. Value of the building on lot 212 was \$500.00, 405 was \$700.00, 439 was \$3,300 and lot 447 building was valued at \$2,000.00.
- 1895 June 1. Tax Ledger 11:82, Series E, shows Robert Harris retained lots 212 and 405. Building value was unchanged.
- 1895 July 1. Tax Ledger 7:342, Series E, and Deed Book 398:85 records the sale of this property from Harris to Julia Murphy. Land value rose to \$40 per square foot. Building value remained at \$500.00 and \$700.00.
- See copy of Atlas, attached.
- 1907 December 7. Property title was conveyed from Julia Murphy to Julia A. Sullivan. (Tax Card)

- 1908 See map, attached
- 1909 November 1. The property was transferred to John Valerio and Clemantina C., his wife. (Tax Card)
- 1911 June 10. Clemantina C. Valerio alone retained the property. (Tax Card)
- 1915 February 1. The property was placed in the names of Justina C. Barbosa and Clemantina C. Valerio. (Tax Records)
- 1918 See map, attached.
- 1926 See map, attached.
- 1927 June. Title was granted to Clemantina C. Valerio, alone. (Tax records)
- 1937 See area map, attached.
- 1942 March. The property was transferred to Emily F. Rebello and Mary F. Bolaga. (Tax and Probate records)
- 1942 September 4. Deed book 851:22, recorded at 11:44 a.m. Emily F. Rebello conveyed to Mary F. Braga ½ undivided lots 212 and 405.
- 1942 November. Deed Book 851:22, recorded at 11:45 a.m. Mary F. Braga placed title to the property in the names of Joseph L. Braga and Mary F. Braga as Joint Tenants.
- 1949 March. Deed Book 942:329. Lots 212 and 405, with all improvements, were sold to John C. Viveiros and Mary, his wife.
- 1956 December. Deed Book 1061:371. Title was transferred to Mary and Theresa M. Viveiros as Joint Tenants.
1962. December. Deed Book 1113:992. Title was transferred to Mary D. Viveiros and Theresa M. O'Leary.
- 1974 April 11. Deed Book 1180:220. Richard W. Robson and Linda S., his wife, purchased the property. At about this time, lots 405 and 212 were merged together to form lot 212.
1976. September 23. Deed Book 1194:490. Helen R. Schafer and John H. Schafer purchased the property.

- 1980 May 2. Deed Book 1219:1007. Steven H. Armbrust and Howard W. Armbrust purchased the property.
- 1982 September 2. Deed Book 1238:81. Dana J. Brayton and Lewis Hall Gordon purchased the property.
- 1987 June 4. Deed Book 1597:75. Mark E. Sockell and Jean W. Gillon, his wife, purchased the property.
- 1991 August 14. Deed Book 2438:43. The property was transferred to Theodore S. Scripsack and Rayna M. Daley for approximately \$225,000.
- 1992 April 24. Deed Book 2550:156. The property title was placed in the names of Scripsack, Daley and Adelaide Monaco.
- 1993 September 30. Deed Book 2825:40. 87 Transit Street was sold to David A. Goin and Marian L. Busch.

C.B.P.
December 1998

PROVIDENCE PRESERVATION SOCIETY

#87 TRANSIT STREET...CONTINUED

- 1835 WILLIAM AND STEPHEN COLEMAN SELL THE E $\frac{1}{2}$ OF PROPERTY TO THOMAS PHILLIPS.
- 1844 PERRY W FREEBORN SELLS FOR \$900 TO JAMES BARNES A CERTAIN LOT OF LAND TOGETHER WITH ALL THE PART OF MY DWELLING HOUSE ($\frac{1}{2}$) SAVING FRONT ENTRY TO BE USED IN COMMON BY AND BETWEEN SAID BARNES AND WHOEVER MAY OCCUPY THE OTHER PART OF THE HOUSE...89.169
- 1844 THOMAS PHILLIPS SELLS TO EDWARD T SHELTON FOR \$1000 A CERTAIN LOT OF LAND TOGETHER WITH THE DWELLING HOUSE ($\frac{1}{2}$) SAVING THE FRONT ENTRY OF SAID HOUSE WHICH SHALL BE ENJOYED IN COMMON BEING THE SAME CONVEYED BY DEED TO SAID PHILLIPS BY W AND S COLEMAN IN 1835...91.90
- 1848 WILL 16/22... ESTATE OF EDWARD T SHELTON: 2ND.. I GIVE AND BE QUEATH TO MARY DEVEN FOR HER KIND ATTENTION AND SERVICES A LOT WHEREON I NOW LIVE FOR AND DURING HER NATURAL LIFE AND AFTER HER DECEAS TO THE CHILDREN OF MY $\frac{1}{2}$ SISTER MARIA L BROWN WHO WAS THE WIFE OF JOHN BROWN OF N PROVIDENCE TO BE EQUALLY DIVIDED ~~AMONG~~ BETWEEN THEM, (BEING THE $\frac{1}{2}$)
- 1848 JOHN D AND SARAH BROWN SELL FOR \$975 TO NATHAN AND LOUISA CHILD A CERTAIN LOT OF LAND TOGETHER WITH ALL THAT PART OF THE DWELLING HOUSE SAVING THAT THE FRONT ENTRY SHALL BE USED AND ENJOYED IN COMMON AND BETWEEN NATHAN AND LOUISA CHILD AND OTHER PART OWNERS BEING THE SAME BEQUEATHED TO US BY WILL BY EDEARD T SHELTON IN 1848...169/393 BOUNDED N BY TRANSIT STREET 17'; E BY C BENTLEY 88'; S BY B CLIFFORD 18' AND W BY PERRY W FREEBORN. ($\frac{1}{2}$)
- 1852 JAMES BARNES, SHOEMAKER TO LOUISA CHILD WIFE OF NATHAN FOR \$900 BOUNDED N BY TRANSIT STREET 19 $\frac{1}{2}$ '; E BY NATHAN CHILD 88'; S BY BEN CLIFFORD 18'; W BY CALVIN WALKER...89/169

NATHAN AND LOUISE CHILD NOW OWN THE ENTIRE HOUSE.

- 1879 PROPERTY WAS TAXED TO LOUISA CHILD ESTATE.
- 1883 WILL OF LOUISA CHILD "I GIVE AND BEQUEATH TO REBECCA TALBOT WIFE OF GEORGE H ALL OF MY ESTATE BOTH REAL AND PERSONAL..W29/228
- 1887 PROPERTY WAS TAXED TO REBECCA TALBOT WIFE OF GEORGE H AND ~~TH~~^{IT} CHANGED HANDS MANY TIMES AND IN
- 1942 PROPERTY WAS TAXED TO JOSEPH L BRAGE AND WIFE MARY F
- * 1514 Prov. Direct Tax: Hamalittakes 1/2 of lot & 1/2 of House. Lot 46 x 88 - House - 25th hi 36' x 42' - wood value \$500 - "something out of order"