

PROVIDENCE PRESERVATION SOCIETY

Records of

#62 Vernon Street.....wood
Built 1885 by Amos Lee

Plat 28
Lot 88

The existing structure at #62 Vernon Street is located on Lot #89 of The Plat of the Knight Farm, owned by William E. Richmond. The existing structure was built during 1885, however there had been a structure on the property during 1876 which was "reduced" (according to City Tax Ledgers) and may or may not have been incorporated into the existing structure. The street address of this structure was #44 Vernon from 1885 until 1895, since 1896 the address has been #62 Vernon.

- 1834 "The Plat of Part of William E. Richmond's Knight Farm Estate, surveyed and platted by Samuel B. Cushing, March 1834" was recorded April 19, 1834 in Plat Book 1, page 11, and on Plat Card 4. This plat map shows lot #65 on Carpenter Street that was at times held jointly with lot #89 on Vernon Street. The Vernon Street lot is not shown on this map. The title of the plat suggests that there were other maps of the Knight Farm, however none have been found during this investigation.
- 1856 Amos Lee and his partner Nathan B. Horton, both of Prov., partners in the firm of Nathan B. Horton & Company purchased two lots, #65 and 89 on the Plat of the Knight Farm, from William E. Richmond for \$900.00 and \$700.00 respectively. (Deed Book 145:157 & 158).
- 1860 Nathan B. Horton conveyed his one half, undivided interest in lot # 89 to his partner, Amos Lee, for the sum of \$300.00. (Deed Book 155:327).
- 1866 Amos Lee conveyed "one full equal undivided half part of a certain lot of land...on the southerly side of Vernon Street...designated as lot number 89 on the Plat of the Knight Farm Estate..." to Sidney W. Pierce of Prov. for the sum of \$450.00. The parcel conveyed measured 40' on Vernon and was 85' deep. (Deed Book 173:271).
- 1870 In two deeds during this year Sidney W. Pierce conveyed the property to Amos and Stephen Lee. The first deed, recorded on the 7th of March, conveyed a strip of land 5' in width and 40' in length from the southerly end of lot #89 to Amos Lee of Providence. (Deed Book 189:306). The second deed, recorded July 19th, conveyed a full undivided one half share in lot #89 to Stephen D. Lee, also of Providence, for the sum of \$600.00. According to Providence Vital Records Amos Lee was the son of a Stephen Lee and his wife Sarah and was born in 1824. It is not clear whether or not this is the same Stephen Lee.
- 1871 Stephen D. Lee of Prov. conveyed his undivided half interest in the lot on Vernon Street, measuring 40' on Vernon and 80' deep, being lot #89 on the Knight Farm Estate back to Amos Lee for the sum of \$600.00. (Deed Book 195:187).

- **** Tax Ledgers for the City of Providence, series C, book 4, page 201, indicate that the property was taxed to Amos Lee between 1872 and 1876. During that time a building was built on the property. Tax records indicate its value as \$3,000.00 from July 15th until October 2nd, 1876. Prior to that the structures on the property had been valued at \$200.00, and after that at \$300.00. Notes indicate that on the 15th of July, a building was "altered" and on the 2nd of October a building was "reduced". There is no way to determine from these records whether or not any part of this earlier structure was incorporated into the structure that exists today.
- 1875 The G.M.Hopkins City Atlas of Providence indicates that a frame out-building stood on the property. Given the potential time lag in the publication of the atlas this is most likely the structure that appeared in the 1876 tax records. The 1882 G.M.Hopkins Atlas of Providence indicates that a garage of some sort was standing on the property. The 1875 Atlas indicates a street address of #44 Vernon Street, however no address is given in the 1882 Atlas.
- 1885 On the 22nd of June Amos Lee filed an Intention to Build with the City Engineer(#3202). The intent was to build "a two story mansard roof, wooden structure, about 35' high, at #44 Vernon Street." It was to be used for two tenements and was to be built by Wilder and Angell for an estimated cost of \$3,000.00.
- 1885 The records of the Providence Water Board indicate that water services commenced at #44 Vernon Street on July 7th, 1885.
- **** Tax Ledgers for the City of Providence, series D, book 5, page 414, show that the value of the building increased from \$300.00 to \$2,000.00 on July 11th, 1885 and rose again in May of 1886 to \$4,000.00, thus indicating the probable construction and final completion of the existing structure.
- 1889 Amos Lee, son of Stephen Lee, died September 9th in Providence at the age of 65. He was survived by his wife, Nancy M. Lee, and three children: Oscar F. Lee; Walter A. Lee; and Armenia M. Baker, wife of Samuel D. Baker. His estate was left for the benefit of his wife and following her death in March of 1909, at age 83, the remainder, including two parcels of land were divided between Oscar and Armenia. Walter was not included in the property settlement because he was institutionalized as a ward of the state. (Probate Cases #A-16587 and #12261).
- 1909 The settlement of the Lee estate awarded Amos Lee's property on Carpenter Street to his daughter, Armenia Baker, and lot #89, the Vernon Street lot, to his son, Oscar F. Lee. (Deed Book 505:143 & 144).
- 1915 Oscar F. Lee died on the 20th of April at age 63 in the city of Providence. He was survived by his brother Walter, whom he provided for in his will, and by a wife, Jessie Elizabeth Lee, and a daughter, Miriam Pierce Lee. His first wife, Nellie Ellen Lee, had predeceased him. His will, providing for his heirs mentioned above, left the entire estate to The Industrial Trust Company as Trustee.

**** The structure, which was owned by the members of Amos Lee's family from the time it was built in 1885 until 1975, was occupied by the following residents according to The Providence City Directories:

1886	Amos Lee, Amos Lee & Son, masons, 9 Custom House St. house
	Rebecca A. Moore, widow, 44 Vernon
1888-91	James F. Moore, Press agent for Prov. Museum Rebecca A. Moore, widow
1892	Miss M.E.Harvey, dress maker James F. Moore Rebecca A. Moore, widow
1894-96	C.C.Couillard, editor Miss M.E.Harvey, dress maker J.Frank Moore Rebecca A. Moore, widow
1897-98	William Davenport, Brows & Sharp Miss M.E.Harvey, dress maker J. Frank Moore Rebecca A. Moore, widow
1899	William S. Davenport, Brown & Sharp Miss M.E.Harvey, dress maker J.Frank Moore Rebecca A. Moore, widow
1900	Frank I. Sherman, secretary
1901	Mrs. Bertha Cole John A. Hamblin, jewelry manufacturer Frank I. Sherman, secretary
1903	Mrs. Bertha Cole Frank I. Sherman
1905	William A. Chapman, sales man Frank I. Sherman Robert G. Austin, buyer
1907	Reid G. Tourtellote, clerk Frank I. Sherman Robert G. Austin
1909	William J. Sutton, buyer Christopher Kling, boards Sarah E. Sutton, saleswoman, boards Martin McGrath, salesman William Barton, periodicals Miss M. Reardon, forewoman, boards
1911	Andrew McQueston, painter Martin F. McGrath, salesman, boards William Barton, periodicals Miss M. Reardon, forewoman
1913	-?- Brown William Barton, periodicals Robert H. Watson, Prov. Fire Dept. C. Henry Alexander, boards
1915-16	E.E.Buckley, machinist Robert H. Watson, Prov. Fire Dept. C.Henry Alexander, boards
1917-18	Clarence Brown Robert H. Watson, Prov. Fire Dept. C. Henry Alexander, boards

1919-24 Mrs Clarence Brown
Robert H. Watson, Prov. Fire Dept.
C. Henry Alexander
Miss Mary Reardon
1925-26 Walter J. Ryan, foreman
Miss Mary Reardon
1927-30 Mrs Concetta Lancio
Mary Reardon
John T. Hart, laborer
1931-38 Mrs. Maria DePace
John T. Hart
Mary Reardon
1939 John T. Hart
Mary Reardon
1940 John T. Hart
Mary Reardon
Anthony Pilozzi
1941-44 John T. Hart
Paul Pilosa
Mary Reardon
1945 John T. Hart
Pietro Lepre
1946-49 John T. Hart
Pietro Lepre
Frank Partridge
1950-53 John T. Hart
Mrs Albertine Dill
J.E. Lepre
1954-55 Vincent Venditti
John T. Hart
1956 Alex Rossi
1957 -vacant-
1958 Alfred L. Raposa
1959-60 Mrs Jeanette Fournier
Mrs Claudette Wolk
1961 Mrs Jeanette Fournier
Charles E. Perry
1962-63 Joseph Leso
Charles E. Perry
1964-65 Joseph Leso
Mrs Claudette Perry
1966-68 Joseph Leso
Everett S. Phelps
1969 Joseph Leso
Raymond E. Lefrancois
1970-71 Joseph Leso
Everett S. Phelps
1972-73 Joseph Leso
Anthony Marfeo, Jr.
1974-76 Joseph Leso
Everett S. Phelps

1975 The Industrial National Bank, Trustee under the will of Oscar F. Lee, conveyed the property to Anthony G. Fransosi, of Johnston, and George E. Muldowney, of Prov., as tenants in common. (Deed Book 1189:865).

- 1979 The City Tax Collector offered the property for sale when Anthony G. Fransosi and George E. Muldowney fell delinquent in their taxes. Since there were no other bidders, Fransosi and Muldowney were allowed to repurchase the property for \$1,765.29. (Deed Book 1213:930).
- 1980 Two separate deed conveyed the property to Mary Elizabeth Cashel of Providence. The first was from Diane M. Muldowney, the Administratrix of the estate of George E. Muldowney, and the second was from Anthony G. Fransosi, of Providence. (Deed Book 1219:1062 & 1063).

The date of 1885 for the existing structure at #44 Vernon Street is overwhelmingly supported by the Intention to Build and Water Board records, both of that date. Additional evidence is found in the first City Directory listing, in 1886, and in City Tax Ledgers for 1885 and 1886. The indication that there had been an earlier building on the site is supported by the 1875 City Atlas and tax records for 1872 thru 1876. As previously stated it is impossible to determine from these records whether or not any part of the earlier structure might have been incorporated into the currently existing structure.

Prepared by,
 Ann C. Street
 February, 1983

A Portion of City of Providence Plat Map #28

This plat map shows lot #88 on which the structure stands. The lot is 80.21' deep and bounds 40' on Vernon Street. Note that the identification of the property as lot #89 on the Plat of the Knight Farm relates to a different, as yet undiscovered, plat map. Lot #88 on Tax Assessor's Plat 28 includes 3216 sq. feet of land.