

Providence Preservation Society

Records of

Assessors lot 323

12 Woodbine Street

Plat 5

Plat lot 14

- 1878 Plat entitled "The Plan of the Division of the William G. Grant Estate on North Main Street and Other Streets in Providence" was made by Order of the Supreme Court in October of the 1878 term. The Plat was surveyed in Dec. 1878 by A. R. Sweet, civil engineers. Erastus N. Steere, Edward Onley, Arthur Sweet, Commissioners.
- 1879 October 22. Deed Book 304.305 Samuel Hedly of Providence grants to Susan S. Cutler, wife of Edward S. Cutler property described as two lots situated in Providence numbered lots 13 and 14. Lot 14 fronts 50' on Woodbine Street, holding that width extending back 80' to lot # 13. Said lot #13 fronts Lancaster Street 50' holding that width extending back 60' to lot #14. Edward P. Knowles, mortgagee, releases his quitclaim to the property.
- Tax Ledger Series C.7.415 shows this lot being 4,000 sq. ft. with no structure on the property.
- 1880 July 31. Tax Ledger Series C.2.241 shows that this property was re-evaluated due to a dwelling being erected on the property.
- 1882 City Atlas shows a house standing on lot #14. It is the first house erected on this section of Woodbine Street.
- 1891 March 14. Recorded at 11:00 a.m. in Deed Book 363.401 Susan S. Cutler and her husband Edward J. Cutler convey to Abel P. Inman and his wife Lizzie Inman these two certain lots with building and improvements. Said parcel is described as measuring 50' on Woodbine Street extending back 140' to Lancaster Street, measuring 50' frontage on Lancaster Street.
- 1915 June 19. Deed Book 552.168 Mabel A. I. Allen of Norwood in the town of Warwick, executrix of the last will and testament of Abel P. Inman, late of Providence, conveys to Frank E. Kiernan one certain lot with building and improvements described as lot 14 on "Plan of the Division of the William G. Grant Estate". Said lot #14 measures 50' on Woodbine Street, holding that width and extending back 80'.
- 1931 June 13. Recorded at 9:42 a.m. in Deed Book 750.216 Frank E. Kiernan of Providence conveys to John M. Humphrey this previously described property.
- June 13. Recorded at 9:43 a.m. in Deed Book 750.216 John M. Humphery conveys back to Frank E. Kiernan plus Celia R. Kiernan this same property.

1944 September 12. Recorded at 2:32 p.m. in Deed Book 870.13 Celia R. Kiernan of Providence, unmarried, conveys said property to William E. Walsh of Cranston.

September 12 at 2:33 p.m. William E. Walsh grants the property back to Celia R. Kiernan and Mary L. Kiernan. The conveyance is made for the purpose of joint tenancy.

1963 December 6. Deed Book 1123.449 Mary L. Kiernan, surviving joint tenant being both grantor and grantee deeds this property to Thomas E. Kiernan and herself Mary L. Kiernan. Celia Kiernan, previous joint tenant, died on May 30, 1963.

This property is described as being that certain tract with all buildings and improvements situated on lot #14 on the northerly side of Woodbine Street.

1981 March 5. Recorded with the Providence Recorder of Deeds in Deed Book 1226.800 William F. Kiernan, conservator of the estate of Mary L. Kiernan grants to Jill G. Tayler presently of 73 Woodbine Street property described as follows: begining in the southwesterly corner of the parcel hereby conveyed, thence running northerly bounding westerly on the land now or lately of M. Colaluca 40' to land now or lately of Humble Oil and Refining Co., thence continuing northerly bounding westerly on Humble OIL & Refining Co. land a distance of 40' to land now or lately of C.M. Brennan, thence turning and running easterly bounding northerly on Brennan land 50' to land of Julia Sullivan and Kathleen Sullivan, thence turning and running southerly bounding easterly on Sullivan land a distance of 80' to Woodbine Street, thence turning and running westerly and bounding southerly on Woodbine St. 50' to the point and place of begining.

Providence Directories indicate the following:

1880 Edward J. Cutler, Broom manufacturer on Pawtucket Ave, house at 39 Evergreen.

1881-1887 Edward J. Cutler residence listed on Woodbine St. near No. Main, no number.

1888 Edward Cutler at 12 Woodbine St.

1891 Abel Inman at 12 Woodbine St.

1910 Abel Inman moved to 9 Lancaster St.

1910 John Campbell at 12 Woodbine, listed as a rubber worker

1916-1970 Frank Kiernan, foreman

1977 Mary L. Kiernan

1981 Jill G. Taylor

Prepared by:
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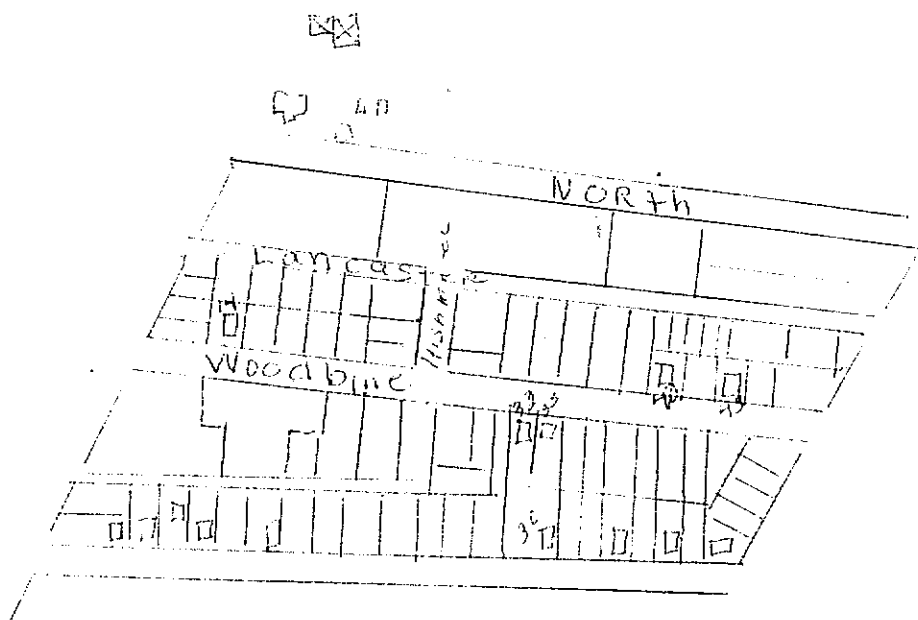


Plate 10
1882 Atlas

Wd 2
Plate 12-13.
1895 Atla

