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REAL ESTATE

Some notes on the history of # 11 Water Street.

On February 4, 1778 McCully Righton purchased a part of lot 298 of the Grand Model on the east side of Church Street and on the south side of the canal that is now Water Street. (F-5-298). The fire map of 1788 shows a building on what is about the site of the present building. This map also shows Water Street from just east of this point as being still a creek. The directory of 1790 lists McCully Righton at 120 Church Street and Joseph Righton at 118 Church Street. Both are listed as coopers and taking note of Water Street still being a creek east of Church Street the Church Street addresses are understandable. By the time of the 1801 directory they have numbers on Water Street. It is interesting to note that the marsh was being filled and houses were being built eastward and the closer we go to East Battery the younger the buildings become.

The will of McCully Righton gives the house at # 5 Water Street to his son Joseph Righton (this house is reported to have been built c. 1800 by the said Joseph Righton but the land was never deeded). The house at # 11 Water Street, he records as the house in which I now live, he gives to his daughter Elizabeth Righton and upon her death (1829) to the children of his daughter Rachel Righton Poulton (Mrs. Thomas Poulton) one half interest and the other one half interest to the female children of his son Joseph Righton. He also gives the house at the corner of Church and Water Streets to several trustees for his daughter Rachel Righton Poulton to pass on to her children at her death, this being the property now known as # 44 Church Street and maybe a part of the land that is now used by # 42 Church Street. This will is dated and proved 1813. One would think that his own home rather than that of his son or daughter would be the older, this in view of the 1788 map and an inspection of some of the details of construction of the building at # 11 Water Street. One thus might feel that the building was built between 1778 and 1788, additional research might narrow this down.

The property remained in the Righton family with several transfers back and forth until it was sold to David Briggs by two deeds dated 1858 and 1860 (F-14-139 and Y-13-503). A plat made in 1891 shows the building more or less as it is today as far as the porch and rear brick part are concerned. It is noted here that there was a transfer

Flat by Charles Parker in book Y12-383
It is noted here that the Joseph A. Yates plat of 1849 is missing from the record office however this by the deeds only adjust the property line between this property and number 5 Water Street (F-5-298). There is also a plat of the corner of Church and Water in Y12-383.

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of title within the family in 1847 and again in 1848 and that the porches and rear brick part as well as the stair well and some other interior details are very much of this period and this could have been the next generation taking over and fixing up grandfather's house in the style of the times. There are also several interior details that would have come with the Briggs' ownership in 1858/60 also.

After the war in 1868 David Briggs was bankrupt and the property was sold by Charles Inglesby his assignee in bankruptcy to Warner S. Adams as Trustee for Sarah A. Briggs and David Briggs her husband (F-15-401). In 1872 it was sold out of the Briggs family to Caroline and Maria Cogdell Budd (P-17-257/259). Two years later the Budd sisters sold the property to Henry Siegling in 1874. One here might well suspect that Siegling add the Victorian details that we now see both inside and out. He also add a small strip of land to the rear that is now the entrance to Lightwood Alley (formerly Zig Zag Alley) to the property. In 1922 the Estate of Henry Siegling sold the property to Virginia L. Porcher who converted it into apartments and added the addition on the west side of the building in what was a driveway or parking area. Upon the death of Virginia L. Porcher the property passed to Margaret, Anne, and Louise Porcher from whom Marion B. Ownes, Jr. purchased the property in July 1969.

Ownes

Marion B. Ownes R.E.I. first purchased the house in 1970 from Mr. Ownes. They completely gutted the house putting in new wiring, plumbing, and heat a/c system. The entire house was repainted. The glass breakfast room was added.

The addition that was added in 1932 was taken down and the house restored to its original status. This has been converted back to a driveway.