

PROVIDENCE PRESERVATION SOCIETY

Records of

#56 Abbott Street.....wood

Built ca. 1868 by Patrick T. McCarthy

Plat 5
Lot 160

- 1867 George B. Peck and his wife Harriet Peck, of Prov., for the sum of \$25.00 paid to them by Erastus N. Steere of Prov., conveyed to Steere, "A certain tract or parcel of land situated in the northerly part...of Prov. on the northerly side of Abbott St....and bounded and described as follows, viz.: Beginning at the northeasterly corner of said lot at a stone set in the ground, thence running westerly and bounded northerly on land of Jonathan Pike and Cynes Grants heirs about 325 7/12' to land of James Caffrey's heirs, thence running southerly and bounded westerly on said Caffrey's heirs land about 130 5/12' to Abbott St....thence running easterly bounded southerly on said Abbott St. about 309 3/4' to land of Jonathan Pike, thence running northerly bounded easterly on said Pike's land about 96 6/10' to the first mentioned bound...and contains by estimation 36,000 sq.feet...And also...all our right, title and interest to a well...on that lot of land sold to James Caffrey by deed bearing date October 6,1817...in Deed Book 102:506. This deed recorded June 21st. (Deed Book 178:233). The property conveyed by Peck was land that had belonged to his father, Benjamin Peck, a Prov. yoeman. The Probate records of Benjamin Peck are found in Prov., Docket # A 5457. Prior deed for this property include Prov. Deed Books 60:144 & 170:26.
- 1867 On September 25th, Steere recorded the following plat: "Plat of House Lots Belonging to Erastus Steere, situated on Abbott Street, near North Main Street". The property was surveyed and platted in June of 1867 by N.B.Schubarth. The map was recorded in Plat Book 8, page 4, and on Plat Card 201. The plat included 2 maps, both of which are included in this document.
- 1868 On the 3rd of January, Erastus Steere conveyed, "two certain lots of land with all the buildings and improvements thereon, situated on Abbott St....laid out and described as lot numbers 1 and 2 on the Plat of Lots belonging to E.N.Steere..." to Patrick T. McCarthy of Prov. for \$1500.00. The deed included the right to draw water from a well on the adjoining lot for personal use. (Deed Book 180:201).
- 1868 The first listing in the Providence Directory for Patrick T. McCarthy is in 1868. McCarthy is listed as a tailor, with his shop at #12 South Main and his house at #24 Abbott's Lane. Listing for McCarthy are not consistant, he appears at #24 in 1869,1871,1873,1875, 1880, 1883 and 1885, for the other years there is no listing. For the years 1888-1890 Patrick T. McCarthy, still a tailor, is listed at #32 Abbott St..
- 1875 The Providence City Atlas, plate 32-33, shows a structure belonging to P.T.McCarthy on lots #1 & 2. The property contains 5996 sq.feet, and the street address is #24 Abbott.

- 1890 Patrick T. McCarthy, son of Michael and Ann McCarthy, died on September 3rd. He was 62 year old. There are no records to indicate the disposition of his estate. Providence Vital records indicate that he left at least one daughter, Margaret, born June 24, 1873, and married to John A. Ellis. It is possibly that he also left two brothers, William and Thomas, and that the Dora McCarthy mentioned in the later deed is the daughter of William (born Aug. 15, 1875).
- 1893 Annestasia Manion and Joseph Manion her husband of New York City; Catherine McCarthy and John A. Ellis and his wife Margaret Ellis all of Prov. conveyed the three lots on Abbott Street to Dora McCarthy for the sum of \$10.00. The quit claim deed included a 3' wide gangway leading to lot #10, the right to a 9" wide strip marked reserved on the plat map as well as the right to draw water from a well on the westerly side of the gangway. (Deed Book 379:463).
- **** The Providence Directory gives the following information on the property during the time that Dora McCarthy was the owner:
- 1892-1893 Miss Dora McCarthy, #32 Abbott
 - 1894-1895 Miss Dora McCarthy, #56 Abbott
 - 1896-1903 Miss Dora McCarthy, #56 Abbott
 - Miss Catherine McCarthy, nurse, boards
 - 1905-1917 the property was rented to a variety of tenants
- 1918 Dora McCarthy, single and living in Arverne, Long Island, conveyed the three lots on Abbott St. to Walter C. Darling and his wife Ellen J. Darling of Prov. as joint tenants, for the sum of \$10.00. The lots conveyed included #1, 2 & 10 on the E.N. Steere Plat. (Deed Book 573:343).
- 1918 The Providence City Atlas, plate 24, reflecting information collected prior to the above sale indicated the property on Abbott St. was owned by D. McCarthy. The parcel was composed of two sections, one of 5996 sq. feet and the other of 3188 sq. feet, for a total of 9184 sq. feet.
- **** The Providence Directory indicates that Walter C. Darling was a machinist and that he lived at #56 Abbott St. from 1918 until 1944. In 1945 Darling was joined at that address by John J. Gallagher who continued to live there with him until 1948 when Walter C. Darling died.
- 1948 On November 21st Walter Cummings Darling died in Prov., age 81. He was survived by three sons: William P., Walter J., and Eli P. Darling; and by three daughters: Grace P. Eaton, Frances E. McCoart and Elaine J. Gallagher. The estate was divided equally between the six heirs, with the shares of Walter J. and Eli P. being left in trust. Grace P. Eaton, of Prov., and Frances E. McCoart, of Warwick, were Executrixes. (Providence Probate Docket No. 50887).
- 1949 Grace P. Eaton and Frances E. McCoart, Executrixes of the estate of Walter C. Darling, late of Prov., conveyed the property to John J. Gallagher and his wife Elaine Gallagher of Prov. as joint tenants, for \$100.00 and other valuable considerations. The three lots together forming one parcel bounding southerly on Abbott St. some 71.75'. (Deed Book 948:377).

1956 John J. Gallagher and his wife Elaine, both of Prov., conveyed the property to William P. Darling and Madeline D. Darling, husband and wife, both of Prov.. William P. Darling was the son of the previous owner, Walter C. Darling, and the brother of Elaine Gallagher. William Darling is first listed at the address in 1957 by the Prov. City Directory.

1981 William P. Darling, now a widower and residing in Portsmouth, conveyed the property to Salvatore Meo and his wife Margo Meo, of 22 Peach Ave. in Prov., as tenants by the entirety.

The date of ca. 1868 for the existing structure is based on the deed of sale and the plat map executed in 1867 by Erastus N. Steere, and on the first directory listing in 1868. Steere was identified as a real estate broker by the City Directories, residing at 55 Federal and with his office at 8 Market Square. Although the deed to McCarthy mentions "buildings and other improvements" the reference may represent more convention than the existance of a structure, especially since the structure is not shown on the contemporary plat map. The Directory listing, in this case is a better indicator of dating.

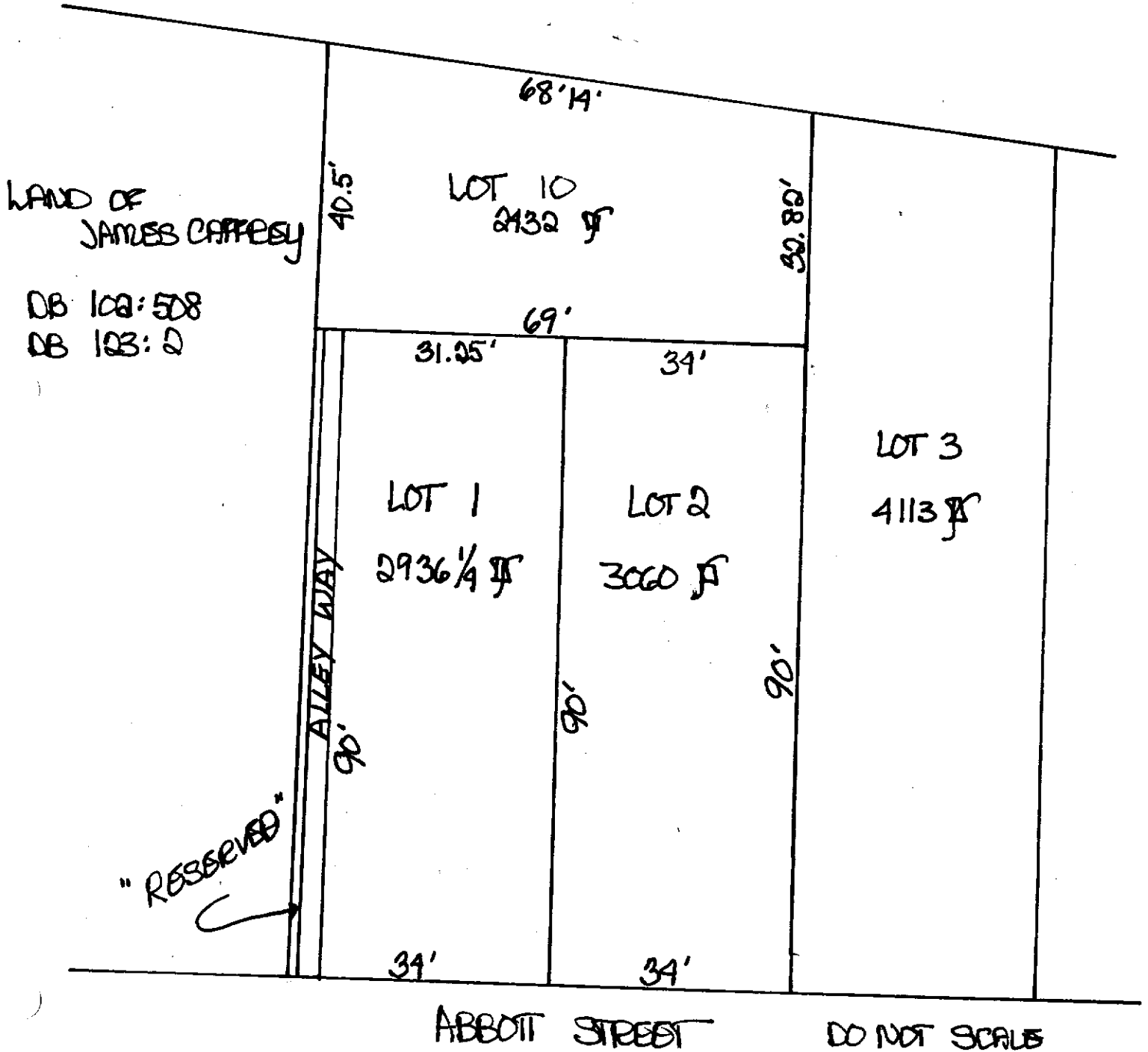
NUMBERING

prior to 1887 the structure was #24 Abbotts Lane
 from 1888 until 1893 the street address was #32 Abbott Street
 the address has been #56 Abbott Street since 1894

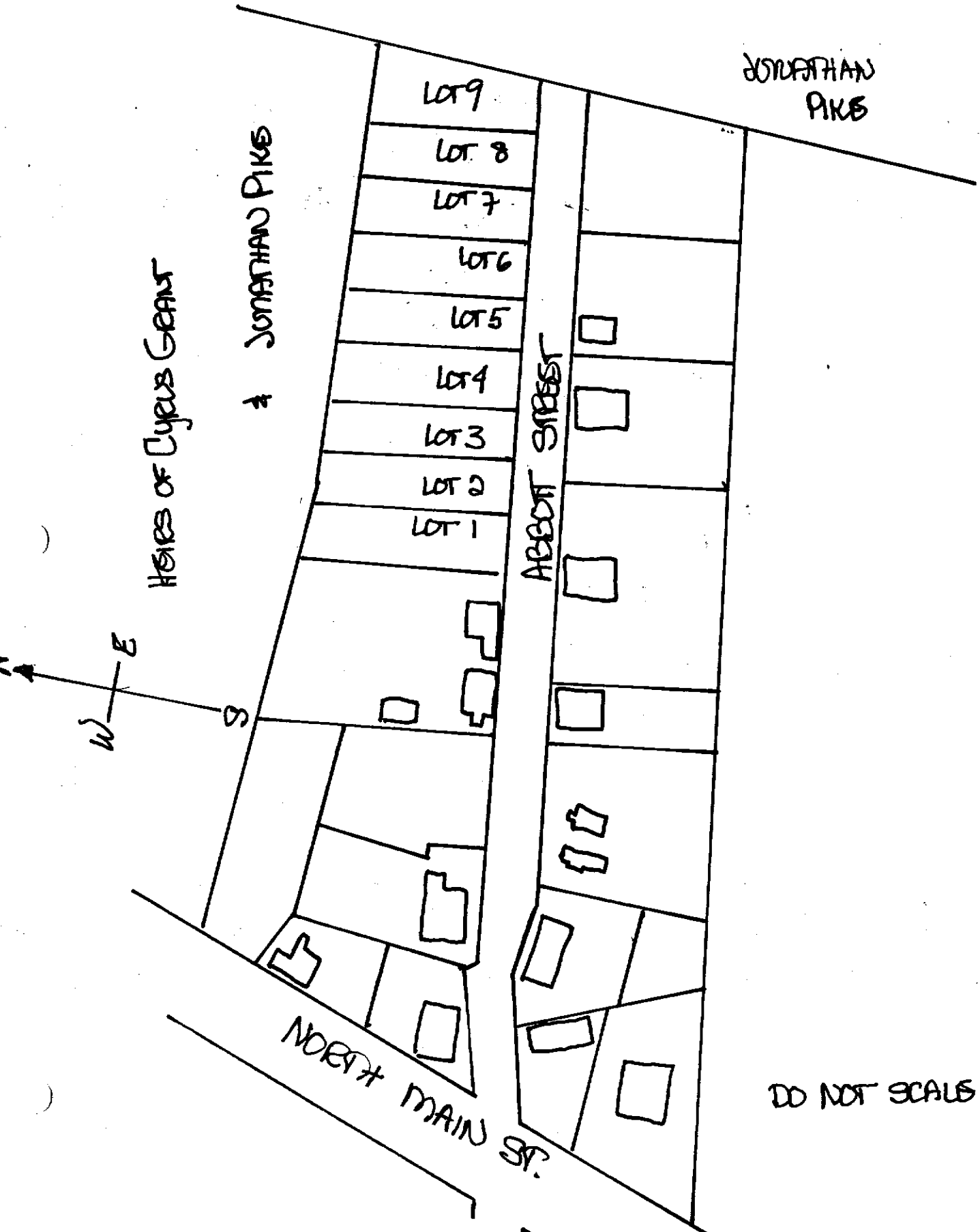
Prepared by,
 Ann C. Street
 November 1982

PLAT of HOUSE LOTS BELONGING to ERASTUS N. STEERE

situated on Abbott Street near North Main, surveyed and platted
June 1867, by N.B.Schubarth, recorded September 25, 1867, Plat Book 8 pg.4
also on Plat Card 210



THE FOLLOWING MAP IS ALSO PART OF PLAT CARD #210



JONATHAN
PIKE

HEIRS OF CYRUS GRANT

JONATHAN PIKE

ABBOTT STREET

NORTH MAIN ST.

DO NOT SCALE