

**PPS RECORDS FOR
87-89 ABBOTT STREET
PLAT 5, LOT 173**

**JAMES H. AND CATHARINE A. HEALEY HOUSE
Built 1906**

DESCRIPTION:

A 2-1/2 story, wood frame two-family house with front gable asphalt roof, clapboard walls, and raised brick foundation. A 2-story front porch shelters side-by-side main entrances. Two-story bay windows are seen at the front and east side elevations; a large gabled dormer sits above the east side bay. Windows are mostly 2/1 wood double hung sash.

The house stands on a 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles Streets. The block is bounded by Abbott on the north, Knowles on the east, Cypress Street on the south, and North Main Street on the west.

HISTORY:

This property at the corner of Abbott and Knowles Street has had three different houses on it since the late 19th century. Maps indicate a small wood-frame house at the very northeast corner of the lot standing in 1875, but gone by 1882. A second wood-frame house at the southern end of the lot, with the address 90 Knowles Street, was standing by 1882 and survived until about 1931. The third wood-frame house, 87-89 Abbott Street, was built in 1906 at the northern end of the lot as a two-family residence by James H. Healey, a teamster, and his wife Catharine A. Healey.

The Healeys had previously been living at 90 Knowles Street when in 1903 they bought this lot (with 90 Knowles then standing on it) from Charles J. Hart. Tax records indicate that 87-89 Abbott Street was built three years later, in 1906; those addresses first appear in city directories in 1907. Various members of the Healey family lived at 89 Abbott for the next half century, meanwhile renting out 87 Abbott to a series of tenants.

After James Healey died in the 1930s, his widow continued in residence until her own death in 1951. Their son John Healey lived here another two years, but in 1953 he and six other of Catharine Healey's heirs (presumably her children) transferred the property to an eighth heir, Dorothy Giblin, and her husband Richard Giblin. The Giblins lived here about 9 years, and in 1962 the house was finally sold out of the family.

DEVELOPMENT CONTEXT: ¹

The Mount Hope neighborhood, situated along the steep eastern ridge of the Moshassuck River Valley, is primarily characterized by one- and two-family dwellings built during the second half of the 19th century and the early decades of the 20th.

Originally an agricultural adjunct to Providence, Mount Hope was first settled during the 17th century; North Main Street is an extension of the original Towne Street leading north to Pawtucket, and Mount Hope's first residents were farmers and tavern-keepers who lived along the Pawtucket road. This area was considered fairly remote from the settled part of town, however, and development remained sparse in Mount Hope until the 1850s. Nonetheless, during the first half of the 19th century cross streets running uphill between North Main and Hope Streets began to be laid out, and some new houses were built, including on Abbott Street, Jenkins Street, and Pleasant Street.

Population growth in the neighborhood was spurred by the industrialization of the Moshassuck River Valley, which provided jobs for both skilled and unskilled workers. The First Ward, which included Mount Hope and the eastern end of Smith Hall, saw an exponential increase in Irish immigration in mid-century; by 1875 half of the ward's 14,000 residents were Irish immigrants or their children. Between 1875 and 1886 street railway service was introduced along North Main Street and Camp Street, which made the Mount Hope neighborhood much more accessible and dramatically increased the pace of housing development. In the last quarter of the 19th century electricity, telephone service, and municipal water and sewer lines were also introduced to the neighborhood, further facilitating residential development. By the early 20th century, Mount Hope had grown into a mixed working class and middle class residential neighborhood, within convenient commuting distance of Downtown as well as the mills and factories along the Moshassuck, and had largely achieved the density it has today.

DESIGNATIONS

Not listed on the National Register of Historic Places, nor located within a local historic district overlay zone designated by the City of Providence.

RECORDS (*All Records were found in Providence City Hall unless otherwise noted*).

Maps and Atlases (All in Archives unless otherwise noted)

1798: "A Map of Owners of Lots in Providence," compiled by Henry B. Chace in 1912: Plate IX shows that the future site of 87-89 Abbott Street is contained within a large 14 acre lot between North Main and Camp Streets, owned by Aaron Mason. Other than North Main, none of the present streets in the block existed at this time. No buildings are shown on this map.

¹ Sanderson, Edward F. and Wm. MacKenzie Woodward. Providence: A Citywide Survey of Historic Resources. Providence, 1986.

1869: "Pleasant View Plat of House Lots Lying Between North Main and Camp Streets Belonging to Samuel Hedley," surveyed and drawn May 1869 by C.E. Paine, recorded in Plat Book 8, Page 21 and copied on plat card 218. The plat largely covers parts of Knowles, Royal, Highland, and Grand View Streets, but also includes the future site of 87-89 Abbott at the corner of Knowles (Lot #65), and five other lots on the south side of Abbott east of Knowles. No buildings are shown on this map. (*Registry of Deeds*)

1875: "Atlas of the City of Providence," by G.M. Hopkins Co., Vol. 1: Plate G shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles has a small building in its northeast corner (not the current house), owned by W.H. Carter. The lot is numbered 65, part of the Pleasant View Plat. Only the northern half of the block is built out.

1882: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 10 shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The lot (size not specified) at the southwest corner of Abbott and Knowles has a small building at its southern end, which is 90 Knowles Street (although its street number is not indicated); 87-89 Abbott is not shown. The owner is not named. Trolley lines are shown on North Main Street, but no water or sewer lines on Abbott or Knowles in this block. Only the northern half of the block is built out.

1895: "Atlas of the City of Providence" by Everts & Richards: Plate 5 (pages 28-29), shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles has a small building at its southern end, which is 90 Knowles Street; 87-89 Abbott is not shown. The owner is not named. Trolley lines are shown on North Main Street, but no water or sewer lines on Abbott or Knowles in this block. Most of the block is built out.

1902: Assessors Plat Maps: Plat 5 shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets; Lot #173 at the southwest corner of Abbott and Knowles measures 3,690 sq.ft. No buildings or owner names are shown on this map.

1908: "Atlas of the City of Providence" by L.J. Richards Co.: Plate 11 shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The house at 87-89 Abbott stands on a 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles, and is owned by J.H. Healey et ux. (Note 90 Knowles Street, behind this house, is not shown, although that address persists in city directories until 1931.) The entire block is built out; trolley lines are shown on North Main Street, and water and sewer lines on Abbott Street. The map refers to the Pleasant View Plat (no plat card number).

1918: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 24 shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The house at 87-89 Abbott stands on a 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles, and is owned by J.H. Healey. A second building to the rear of the house is likely 90 Knowles Street (seen on some earlier maps), although its street number is not indicated. The entire block is built out; trolley lines are shown on North Main Street, and

water and sewer lines on Abbott Street. The map refers to the Pleasant View Plat (no plat card number).

1926: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24 shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The house at 87-89 Abbott stands on a 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles, and is owned by C.A. Healey. (Note 90 Knowles Street, behind this house, is not shown, although that address persists in city directories until 1931.) The entire block is built out; trolley lines are shown on North Main Street, and water and sewer lines on Abbott Street. The map refers to the Pleasant View Plat on plat card 218.

1937: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24 shows the block bounded by Abbott, Knowles, Cypress, and North Main Streets. The house at 87-89 Abbott stands on a 3,690 sq.ft. lot at the southwest corner of Abbott and Knowles, and is owned by C.A. Healey. The entire block is built out; trolley lines are shown on North Main Street. The map refers to the Pleasant View Plat on plat card 218.

Deeds (Registry of Deeds)

Deed Book 371/161: On February 3, 1892, George W. Austin of Hartford, Conn., formerly of Providence, sold to Charles C. Weaver of East Providence, a lot of land with improvements thereon at the southwest corner of Abbott and Knowles Streets, known as Lot #65 in the Pleasant View Plat of House Lots Lying Between North Main and Camp Streets Belonging to Samuel Hedley, surveyed and drawn May 1869 by C.E. Paine, recorded in Plat Book 8, page 21, and copied on plat card 218. Being the same lot conveyed to the grantor by deed from Jane Harvey dated June 8, 1889 [no deed book and page reference].

Deed Book 371/161: On February 3, 1892, Charles C. Weaver of East Providence sold to Charles Hart Jr. of Providence, a lot of land with improvements thereon at the southwest corner of Abbott and Knowles Streets, known as Lot #65 in the Pleasant View Plat. Being the same lot conveyed to the grantor by deed from George W. Austin dated February 3, 1892, recorded in Deed Book 371/161.

Deed Book 454/408: On June 30, 1903, Charles Hart Jr. of Cranston, formerly of Providence, sold to James H. and Catharine Healey of Providence, for \$10, a lot of land with buildings and improvements thereon at the southwest corner of Abbott and Knowles Streets, known as Lot #65 in the Pleasant View Plat. [Note: tax records and directories confirm that the building referred to in this deed is the house that then stood at 90 Knowles Street, not 87-89 Abbott Street.] Being the same lot conveyed to the grantor by deed from Charles C. Weaver dated February 3, 1892, recorded in Deed Book 371/161.

Deed Book 1006/279: On February 3, 1953, James J. Healey, Ethel Clark, and John E. Healey, all of Providence; Mary Keough, Olive Kerns, and Helen O'Gara, all of Pawtucket; and Kathleen Taylor of Staten Island, New York, being the heirs-at-law of

Katherine A. Healey [note alternate spelling], deceased, late of Providence, sold to Richard Giblin and wife Dorothy E. Giblin of Providence (said Dorothy also being an heir-at-law of said Katherine A. Healey), a lot of land with buildings and improvements thereon at the southwest corner of Abbott and Knowles Streets, known as Lot #65 in the Pleasant View Plat. [Note: the building referred to in this deed is 87-89 Abbott Street; 90 Knowles had been demolished around 1931.]

Intent to Build Records (Archives)

No records found for 87-89 Abbott Street.

Tax Records (Archives)

Tax records are available from 1827 to the present. Prior to 1854, tax records were published in a book listing the property owner alphabetically by name, the total assessment for any real and personal property (without specifying where real estate was located), and the total tax due. Beginning in 1854, the city kept ledgers (organized by property owner name) indicating the assessor's plat and lot number of any real estate and the assessed value and taxes therefor.

- 1905 Plat 5, Lot 173 was owned by James H. and Catharine Healey of 90 Knowles Street; real estate was valued at \$760.
- 1906 Plat 6, Lot 173 was owned by James H. and Catharine Healey of 90 Knowles Street; real estate was valued at \$4,060. [Note: this increase indicates a new house had been built.]
- 1907 Plat 6, Lot 173 was owned by James H. and Catharine Healey of 90 Knowles Street; real estate was valued at \$4,060.

Directories (Archives)

Providence City Directories, first published in 1850, contain a directory of all existing streets, and a residents' directory organized alphabetically by last name; these volumes also included a house directory, listing residential buildings by street address, from 1892-1894 and again after 1937.

- 1906 James H. Healey, teamster, lived at 90 Knowles Street.
- 1907 James H. Healey, teamster, lived at 89 Abbott Street.
William J. Doyle, clerk, lived at 87 Abbott Street (not listed in 1906; stayed here 1 year).
- 1951 Mrs. Catharine A. Healey lived at 89 Abbott Street.
Patrick J. Barron, longshoreman, lived at 87 Abbott Street
- 1952 John E. Healey lived at 89 Abbott Street

(Catharine A. Healey, widow of James H., died November 3, 1951.)
Patrick J. Barron, longshoreman, lived at 87 Abbott Street

1955 Richard C. Giblin lived at 87 Abbott Street.
Edward Mullarkey lived at 89 Abbott Street.

Providence House Directories were published separately from the city directory, 1895-1937 (published biannually from 1901). These directories list all residential buildings by street address, indicating the names of all residents and often their occupations as well. No distinction is made between owners and tenants. House directories also contain a street directory. This directory is sometimes a year behind the city directory.

1905 No listing for 87 or 89 Abbott Street.
90 Knowles Street: James H. Healey, teamster.

1907 87 Abbott Street: William J. Doyle, clerk.
89 Abbott Street: James H. Healey, teamster.
90 Knowles Street: vacant.

1931: 90 Knowles Street no longer listed.

1935: 87 Abbott Street: Patrick J. Barron (previously lived at 90 Knowles)
89 Abbott Street: Mrs. Catharine A. Healey.

Assessor's Chain of Title Cards (Assessor's Office)

ABBOTT STREET – PLAT 5, LOT 173

Charles Hart, Jr. owned the property as of June 1, 1892.

James H. and Catharine A. Healey owned the property as of July 1, 1903.

Catharine A. Healey owned the property as of March 1, 1919.

Catharine A. Healey owned the property as of January 1932.

Catharine A. Healey Estate owned the property as of December 1951.

Richard Giblin and wife Dorothy E. Giblin owned the property as of August 1953.

Ambrose C. Mendes owned the property as of December 1962.

Intersection Realty, Inc. owned the property as of September 9, 1976. (Refers to Deed Book 1194/Page 178.)

City of Providence took tax title to the property as of June 24, 1980. (Ref DB 1220/938)

Candido M. Monteiro and Edwarda S. Monteiro owned the property as of August 23, 1984. (Ref DB 1269/1047.)

Candido M. Monteiro and Edwarda S. Monteiro owned the property as of October 6, 1988. (Ref DB 1899/181.)

High Crest Properties, Inc. owned the property as of June 10, 1998. (Ref DB 3820/081, and DB 3798/330, 337.)

Alejandro Castillo owned the property as of August 20, 1998. (Ref DB 3874/302.)

Research compiled by Kathryn J. Cavanaugh, July 2006.