

Providence Preservation Society

Records for

111 Blackstone Boulevard

built 1898

for Charles F. Stearns

(20th Century Additions and Alterations)

Plat 40

Lot 156

- 1860 The area entitled Grotto Reserve was surveyed and platted by Charles E. Paine, Civil Engineer. On October 3, 1860 it was recorded in Plat Book 5 p. 6 and on cards 143 at the office of land evidences in Old City Hall, Market Square.
- 1861 May 22. Recorded in Deed Book 175:127. Samuel J. Cole conveyed this land plus additional lots to Alfred Rickard.
- 1875 May 22. Deed Book 250:503. Alfred Rickard conveyed the land to Ethelbert R. Billings.
- 1881 March 28. Deed Book 309.417. Ethelbert R. Billings conveyed to Frederic Donne 18 lots of land described as being located on the north easterly side of Providence in section W. on the Grotto Reserve Plat.
- 1898 March 31. Deed Book 418.49. Frederick Donne of New York conveyed to Charles F. Stearns and Margaret B. Stearns land situated on the corner of President Avenue and Blackstone Boulevard comprising plat lots #358, 359, 360, 361, and 362. The parcel measured 100^{ft} on Blackstone Boulevard and 150^{ft} on President Avenue.

- 1898 March 14. Building certificate #12338 was issued to Charles F. Stearns. See copy of application enclosed. Neither tax records or directories show Stearns prior to 1898. House directories show that Charles and Margaret Stearns moved into the house in 1898. Stearns was a lawyer. They occupied the house from 1898 through 1901.
- From 1902 to 1905 it was rented to Mr. & Mrs. John W. McAuliffe. He was associated with McAuliffe Inc. plumbing, steam heating and range located at 123 Dorrance Street.
- 1904 October 14. Deed Book 468.200. Margaret Stearns, now of Philadelphia, Pennsylvania, conveyed the property to Frederika H. Titus of Providence. (Mrs. Warren Titus.)
- Directories show the Titus family occupied the property from 1904 to 1926.
- 1905 May 3. Building Permit #403 was issued to Titus, property owner, and S.E. Gage, Architect. Specific description of work is not listed. Est. cost is given as \$3,500 which was a considerable amount at that time.
- 1908 Atlas of Providence, Plate 9 shows a house and a wooden barn on the lot. The house had a large porch facing President Avenue and Blackstone Boulevard. The house appears to be Victorian design with the main entrance on President Avenue. See copy attached.
- 1912 May 7. Building Permit #811 was issued to Titus for additions and alterations to his house at 111 Blackstone Boulevard. Est. cost \$1,500.
- 1915 Oct. 11. Building Permit #2972. Titus was issued this permit to make repairs and alterations on the dwelling house, perhaps there were minor repairs as no architect is listed. Est. cost was only \$300.00.

- 1918 Atlas. Plate 21 is enclosed. Comparing the 1908 and 1918 atlases indicate extensive changes to the structure. (See attached)
- 1926 July 6. Deed Book 689.127. Frederika H. Titus conveyed the property to Albert H. Poland. He was associated with Miller and George Co. investment securities located at 15 Westminster St.
- 1926 Atlas copy of plate 21 enclosed. Atlases show few changes between 1918 and 1926.
- 1926 July 16. Albert A. Poland was issued a Building Permit to make repairs and alterations and to build a new Chimney.
- 1929 July 6. Permit #1746 was issued to make a 2 story addition veneer portions. Albert Harkness is listed as Architect, John McPherson and Son builder.
- 1929 Sept 24. Permit #2652 was issued to A. Poland to build a new dormer and make third floor partitions. Albert Harkness is listed as architect, John McPherson and Son as Builder,
- 1936 Atlas of Providence Plate 21 shows extensive changes in both size and shape of the structure.
- 1951 Tax assessor cards show the property was acquired by Mary L.P. Nightingale. She retained it until 1961. She was the wife of William G. Nightingale. He was associated with State Mutual Life Assurance Co.
- 1961 December. Tax cards show the property was transferred to George B. Botoin and Eleanor R, his wife. They retained the property until 1974. He was President of ACS manufacturing company in Woonsocket.
- 1962 A building permit was issued to make various interior alterations and replace the garage door.
- 1974 April 1. Deed Book 1180:47. Stephen J. Schulte and Carol L. his wife purchased the property. He is shown as Pres. of Scott Laboratories,

- 1977 April 14. Deed Book 1198:126 records the transfer of this property from the Schultzes to Alex and Judith Kent. He was Pres. of Pacific Ent. Ltd.
- 1983 Sept. 23. Deed Book 1248:1019. Theodore Leonard and Elizabeth Leonard obtained the property.
- 1985- present Jan. 18, Deed Book 1281:1167. Anthony E. Angeli and Annette L. Angeli purchased the property.

August, 1989
CBP