

PROVIDENCE PRESERVATION SOCIETY  
Records of  
21-23 Blackstone Boulevard

Plat 41  
Lot 257

JOSEPH MOSS HOUSE  
1894

- 1862 The plot entitled Blackstone Park was surveyed and recorded with the city recorder of land evidences in Plat Book 2, Page 20 1/2 and Plat Card 64. See copy of Plat Card enclosed.
- 1875 Map of the Area (see Plate J enclosed) shows this lot was owned by Waldron & Walcott (see enclosed copy of map). This lot is numbered plat lot 160.
- David A. Waldron was a banker and broker with offices located at 20 Weybosset Street. He had extensive land holdings in Providence.
- 1882 Map of Providence (enclosed) shows the area still owned by Waldron & Walcott. It is shown as assessor's lot 443.
- 1884 Jan. 1 (Tax Ledger 9:200, series D and Deed Book 322:32). The lot belonged to David A. Waldron of Barrington. The lot "Renamed the Moses Brown Farm Park adjoining Blackstone Park" (Plat Book 22, Page 4, Card 772, recorded August 1893).
- 1894 June 28. Building Permit #10211-374 was issued to Joseph Moss of 810 River Avenue to build a 2 1/2-story wood frame dwelling on the southerly side of Blackstone Boulevard next to Blackstone Park. Estimated cost, \$3,500.
- 1894 July 12 (Deed Book 388.85). David A. Waldron sold to Joseph Moss, a carpenter, the southerly portion of plat lot 160 located on the easterly side of Blackstone Boulevard bounded northerly on land of Grace A. Greene, and bounded easterly and southerly on the Holly Path.
- 1894 September 1 (Mortgage Book 169:33 and 171:493). David A. Waldron, Joseph Moss and the Bristol Institution for Savings entered into a mortgage agreement with relation to this property.

Mr. Waldron typically mortgaged the land he owned in order to provide funding to build on the lot. Apparently, this is what was also done with the Blackstone Boulevard property. Mortgage Book 218:442 records the conveyence of a series of Mortgages held by Bristol Institutions for Savings to the Industrial Trust Co.

- 1894 October (Tax ledger 11:33 series E). The lot contained 6,449 s.f. and was valued at \$967. No building was on the property. (owner - Moss)
- 1895 Area Map enclosed. This map shows a house on the lot.
- 1895 May (Tax Ledger 11:33 series E). A house is shown on the property and valued at \$3,500. Total value of land and building was \$4,467. Mr. H. A. Potter, Jr. lived at #21 and Mr. Wm. H. Loomis, an artist, lived at #23.
- 1900 August 8 (Deed Book 434-141 - Mortgage Book 175:145). A mortgage agreement was made between Joseph Moss and George Jepherson. Default in terms is indicated.
- 1901 July 1 (Recorded on July 5 at 11:25 in Mortgage Book 218:442). Joseph Moss and Sarah A., his wife, mortgaged the property in the sum of \$4,500 to Industrial Trust Co.
- Default was made in the condition of said mortgage and promissory note. The promissory note remained unpaid for more than 10 days. Industrial Trust Co. advertised a Public Auction in the Manufacturers & Farmers Journal, a public newspaper printed in the City of Providence.
- 1902 A Public Auction was held upon the premises on June 24 at 12 Noon. Industrial Trust Co. was the highest bidder for the sum of \$3,000.
- 1902 August 7 at 2:40 p.m. Industrial Trust Co. became owners of the property. The property was occupied by Mrs. Emeline Branch; Fred H. Franklin, a chemist; and Leander S. Franklin, a painter.
- 1904 November 4 (Deed Book 465:518). Industrial Trust Co., Joshua M. Addeman, Vice President, and Cyrus P. Brown, Treasurer sold to James E. Heap of East Providence. Mr. Heap, a dentist, occupied #21. No. 23 was occupied by Herbert B. Kelley of the Providence Fire Department.
- 1908 Map enclosed. Note further development in the area.
- 1917 November 15 (Deed Book 572:254). James E. Heap of Providence and Emily, his wife, sold the property to William R. Walker. Marvin E. Allen (Sarah, wife), a broker, occupied #21. William Walker, an architect occupied #23.

- 1922 December 1 (Deed Book 627:372 and 627-374). The property was conveyed from Walker to Arthur M. Allen who apparently purchased the house for his mother. Mr. Allen was a lawyer with the firm of Hinckley, Allen and lived at 184 Upton Avenue. Mr. Allen's mother was Sarah H. Allen, widow of Marvin, occupied #21 (BB 10:251 1871-1880). No. 23 was occupied by Robert L. Gilman, Vice President of Coated Textile Mills, Inc. Mrs. Allen died on September 6, 1933 at the age of 85 (Deed Book 33:115).
- 1934 April (Deed Book 777:57). The property was transferred to a corporation entitled Allen Powers.
- 1934-54 The house was occupied by Howard W. Allen; Arthur J. Hoffman in #21 and Mrs. Mary Stillwell in #23.
- 1954 December (Deed Book 1029:39). The property was transferred to William F. McArdle and Anna C., his wife. James B. Knight occupied #21 and Mr. and Mrs. McArdle, owners, occupied #23. Mr. McArdle's occupation is listed at "Post Office". By 1977, he is listed as "retired."
- 1980 June 16 (Deed Book 1220:520). The property was conveyed to Ben W. Feather. Mr. Feather was a physician. He occupied #21 and Victor Ball and Thomas Hayden occupied #23.
- 1983 October 26 (Deed Book 1249:831). John F. Naughton purchased the property from Mr. Feather. Mr. Naughton occupied this dwelling for a number of years.
- 1984 November 30. John E. Baldwin purchased the property. This transaction was recorded in Deed Book 1278:192.
- 1987 September 24. The property was placed in the names of John E. Baldwin and Carol J. Baldwin (D.B. 1665:228).
- The Baldwins occupy the house.