

Providence Preservation Society

Records of

450 Blackstone Boulevard

Plat 93
LOT 286

E. Irving Rogers Jr. House
built 1927

J. M. Sinclair, builder

1923 October. The Plat of land entitled, "Plat of Land Belonging to Blackstone Boulevard Realty Corporation" was surveyed and platted by W.H.G. Temple. This plat was recorded in the Providence Office of the Recorder of Land Evidences in Plat Book 35, page 80 and on Plat Card 1086.

1927 Lot 256 was divided making Plat Lot 286 a portion of said divided lot.

April 15. Recorded in Deed Book 700, pages 60 & 61: The Blackstone Boulevard Realty Corporation conveyed to E. Irving Rogers, Jr. and his wife Ethel H. that certain tract or parcel of land situated at the northwesterly corner of Intervale Road and Blackstone Boulevard, and is further bounded and described as beginning at a point in the northerly side line of Intervale Road 360' easterly from the intersection of the northerly side line of Intervale Road with the easterly side line of Cole Avenue, thence easterly bounding southerly on Intervale Road 90' to said Blackstone Boulevard; thence northerly bounding easterly on Blackstone Boulevard 100' to a corner; thence westerly 90' to a corner; thence southerly 100' to the point and place of beginning.

The premises were conveyed subject to the following conditions and restrictions: (a) No part of any building shall be located on said premises nearer than 20' to the northerly line of Intervale Road, nor nearer than 20' to the westerly line of Blackstone Boulevard, nor nearer than 10' to the westerly line of said premises, nor nearer than 10' to the portion of the northerly line of said premises situated within 50' of Blackstone Boulevard; no part of any clothes drying yard or private garage shall be located nearer than 50' to the northerly line of Intervale Road nor said westerly line of Blackstone Boulevard, except a private garage which is built into and forms a part of a dwelling house. (b) Until January 1, 1960 no store, shop, commercial garage or stable or building, the whole or any part of which shall be used as a store, shop, commercial garage or stable, shall be erected or maintained on said premises, and until said date no buildings, other than a one family dwelling house and buildings (including Private Garage) used in connection therewith, of the sort commonly used in connection with such dwelling house, shall be erected or maintained on said premises.

E. Irving Rogers, Jr., was Vice-President of Parks Bros. & Rogers, Inc. (Jewelry Mfgs). Prior to moving into the Blackstone Boulevard home Rogers lived at 360 Lloyd Avenue.

1927 November 7. Building Permit #3152 was issued to E. Irving Rogers of 360 Lloyd Avenue to build a 2½ story one-family dwelling on Plat 93, lot 286. J.M. Sinclair was listed as the builder.

1930 March 25. Recorded in Deed Book 739.104 at 2:35 p.m. E. Irving Rogers transferred the property with all quit claim covenants to his wife Ethel.

1951 May 2. Recorded in Deed Book 982.141 Ethel H. Rogers conveyed the property to Walter R. McKiernan and his wife Helen K.

1953 December 3. Deed Book 1017.88 Walter R. and Helen K. McKiernan sold to Edward J. Capuano and Catherine B. Capuano this parcel measuring 90 X 100 with all buildings and improvements. This conveyance made reference to the original plat restrictions.

1971 September 17. Deed Book 1163.709 Edward J. Capuano and his wife Catherine conveyed the property to Charles and Barbara Hahn.

Research shows the following resided at 450 Blackstone Blvd.

1929-51 E. Irving Rogers family (1950 Mrs. Rogers, widow)

1952-53 Walter McKiernan, Jr., associated with a store located at 160 Charles Street.

1954-72 Edward J. Capuano; associated with a corporation located out of state.; He was also President of Aurora Club Civic Association.

1973-Present Antonio Capone (Maria); Physician at 911 Smith Street.