

PROVIDENCE PRESERVATION SOCIETY

RECORDS FOR

514 BLACKSTONE BOULEVARD Plat 92, Lot 174

Isaac and Susan F. Rose House Built 1929

Summary: This property, located at the southwest corner of Blackstone Boulevard and Harwich Road, was platted for residential development in 1923 by the Blackstone Boulevard Realty Company. The single-family house at 514 Blackstone Boulevard, designed by architect Marshall B. Martin, was built in 1929 for Isaac Rose, a Russian émigré who owned several retail businesses in Providence, Pawtucket and Central Falls. Rose and his wife Susan built this house after their children had grown and left home. After Mr. Rose's death in 1940, Mrs. Rose lived here another five years. Since 1945 the property has changed hands only once, being purchased by the current owners, Marjorie and James Yashar, in 1970.

Chronology:

Prior to the mid-19th century, Providence's East Side (east of Hope Street) was hilly, swampy, remote and not readily accessible to residents living in the center of town. This area developed slowly, first with extensive farmsteads, and later country retreats. In the early 19th century, institutional uses (Butler Hospital, the Moses Brown School, Swan Point Cemetery) began to appear on the East Side to capitalize on its relative isolation and scenic qualities. It was not until about 1840 that the original farmsteads began to be subdivided and platted for residential development. Some of the land north of North Road and Old Neck Road (now Rochambeau Avenue) and east of East Avenue (now Hope Street) was acquired in the 1840s by members of the Ives family, and held for several decades by their descendants, the Gammels. (Prominent in their own right, the Ives family was related by marriage to the Brown and Goddard families.) The area where 514 Blackstone Boulevard now stands was part of the Great Swamp, and not drained for development until the late 19th century. (*"Historic and Architectural Resources of the East Side, Providence," RIHP&HC, 1989; PPS records for 82 Taber Avenue; Archives*)

1882

City Atlas, Plate 10, shows two lots north of North Road owned by "Gammell." These two lots together constitute the land area now roughly bounded by Blackstone Boulevard on the east, Rochambeau Avenue on the south, Lorimer Street on the west, and Methyl Street on the north (neither square footage nor acreage is shown on the map). Several buildings are shown at the southeast corner of the Gammell property (the smaller of the two lots, now at the corner of Blackstone Boulevard and Rochambeau Avenue), but the larger lot is completely undeveloped. (*Archives*)

1890-1902

Blackstone Boulevard was constructed, improving access to Swan Point Cemetery and to the northeastern corner of the East Side. (*"Historic and Architectural Resources of the East Side, Providence," RIHP&HC, 1989*)

1895

City Atlas, Plate 1, shows Blackstone Boulevard laid out north of Rochambeau Avenue. West of Blackstone Boulevard and north of Rochambeau, Elizabeth Gammell owned two substantial lots: one immediately north of Rochambeau with 1,223,626 square feet, and another immediately to the north of

the first, with 701,696 square feet. (This second, smaller lot is where 514 Blackstone Boulevard would later be located.) House lots west of the Gammell property (fronting on Lorimer Street) have been platted, but none within the Gammell lots themselves. (*Archives*)

1899

Deed Book 427, Page 237: On June 26, 1899, Robert Ives Gammell and William Gammell of Providence, along with John W. Slater and Elizabeth Hope Slater of North Smithfield, and Harriet Ives Gammell of Newport (the four children of Elizabeth A. Gammell of Newport, deceased), sold to the Beverly Land Company, for \$1,000, "all the real estate in said City [of Providence] which was devised to us by the 24th clause of the last will and testament of Elizabeth A. Gammell," except for 18 separate parcels of land previously deeded to others. (These others are named in the deed, along with book and page references.) [Note: Elizabeth A. Gammell, the daughter of Robert Ives, had inherited substantial property from her father upon his death in 1875, and also acquired significant additional lands in her own right during her lifetime. This property is located throughout Providence, as well as in other Rhode Island communities.] (*Registry of Deeds; PPS records for 82 Taber Avenue*)

1902

City Plat Map 92 shows a large lot numbered 3, measuring 701,696 square feet and fronting on Blackstone Boulevard. This is the same lot shown on the 1895 city atlas as owned by Elizabeth Gammell. (*Archives*)

1908

City Atlas, Plate 10, shows the same layout and size of the two large lots north of Rochambeau and east of Blackstone Boulevard, formerly owned by Elizabeth Gammell. This map shows the Beverly Land Company as owner of both lots. No further platting or development has taken place in these lots. (*Archives*)

1918

City Atlas, Plate 23, shows more or less the same configuration and ownership by the Beverly Land Company. The large lot of 701,696 square feet remains completely unplatted and undeveloped. (*Archives*)

1923

Deed Book 635, Page 384: On June 22, 1923, the Beverly Land Company sold to the Blackstone Boulevard Realty Corp., for \$250, a large tract of land (1,613,261 square feet) bounded by Blackstone Boulevard on the south, Rochambeau Avenue on the west, and land of Swan Point Cemetery as well as other owners on the north and east. [Note: This area includes the site where 514 Blackstone Boulevard now stands. Harwich Road did not exist at this time.] (*Registry of Deeds*)

"A Plat of Land Belonging to Blackstone Boulevard Realty Corp." surveyed by W.H.G. Temple in October 1923, reflects the same boundaries described in deed book 635, page 384. This plat map is recorded in Plat Book 35, page 80, and copied on plat card 1086. No buildings are shown in the entire plat. (*Registry of Deeds*)

1926

City Atlas, Plates 22-23, shows all streets in this area now laid out. The block bounded by Blackstone Boulevard on the east, Wingate Road on the south, Cole Avenue on the west, and Harwich Road on the north has been subdivided into 5 lots. The largest of these is an S-shaped lot of 53,000 square feet that includes the land at the corner of Harwich Road and Blackstone Boulevard. No buildings are shown at that corner. The property owner is indicated as Blackstone Boulevard Realty Company. (*Archives*)

1928

Deed Book 708, Page 463: On June 14, 1928, the Blackstone Boulevard Realty Corp. sold to Richard F. Richardson and wife Irene M. Richardson, for \$100, twelve parcels of land on Blackstone Boulevard, Harwich Road, and other nearby streets. Parcel #10 measures 10,000 square feet at the corner of Blackstone Boulevard and Harwich Road: bounded by Blackstone Boulevard on the east, Harwich Road on the north, and land of other owners to the west and south. The deed includes several restrictions: any construction must be set back at least 20 feet from both Blackstone Boulevard and Harwich Road, and at least 10 feet from abutters to the west and south; no clothes drying yard or private garage within 50 feet of either street, unless incorporated as part of a dwelling house; and until January 1, 1960, nothing other than a single-family house could be constructed on the lot (any store, shop, commercial garage or stables were specifically prohibited.) (*Registry of Deeds*)

Deed Book 716, Page 108: On June 19, 1928, Richard F. and Irene M. Richardson sold to Isaac Rose, for \$10, two parcels of land: one, bounded on the east by Blackstone Boulevard (100 feet of frontage) and on the north by Harwich Road (100 feet of frontage), totaling 10,000 square feet; and another, immediately to the west of the first, measuring 10 feet wide on Harwich Road by 100 feet deep (1,000 square feet). The deed refers to the Blackstone Boulevard Realty Co. plat map of 1923, and to the deed restrictions described in the Richardsons' deed from the Blackstone Boulevard Realty Corp. (*Registry of Deeds*)

Assessor's plat cards for Plat 92, Lot 174 indicate that 514 Blackstone Boulevard was owned by Richard F. Richardson and wife Irene as of June 15, 1928, and then by Isaac Rose as of December 1928. (*Tax Assessor's Office*)

City Tax Records for 1928 indicate that Plat 92, Lot 174 was owned by Richard F. Richardson. The land was assessed at \$8,500; no assessment was made for buildings, indicating that the lot was still empty. Isaac Rose is listed as the owner of 125 Moore Street in Plat 3. (*Archives*)

1929-1932

City Tax Records for 1929 indicate that Plat 92, Lot 174 was owned by Isaac Rose. The land was assessed at \$9,360 and the building assessed at \$50,000. Clearly, the house had been constructed in 1929. (*Archives*)

Providence City Directory, 1929: Isaac Rose, a partner in Joseph Marcus & Co. Furniture on North Main Street, resides with Susan F. Rose at 124 Moore Street.

Providence City Directory, 1930: Isaac Rose, a partner in Joseph Marcus & Co. Furniture on North Main Street, resides with Susan F. Rose at 514 Blackstone Boulevard.

Providence House Directory, 1931-1932: First reference to a street address of 514 Blackstone Boulevard. (*Archives*)

1935

Assessor's plat cards for Plat 92, Lot 174 indicate that 514 Blackstone Boulevard was owned by Isaac Rose and wife Susan F. Rose as of July 1935. (*Tax Assessor's Office*)

1937

City Atlas by G.M. Hopkins, Plate 23, shows the house at 514 Blackstone Boulevard, on an 11,000 square foot lot at the corner of Harwich Road; it is identified as belonging to I. Rose etux. (*Archives*)

1940

Isaac Rose, son of Herschel and Gitel Rose, died July 28, 1940, age 73. (*Archives/Index of Deaths*)

Obituary: Isaac Rose, a leader in the Jewish community, died July 28 after a long illness. He was born in Russia in 1867 and came to Providence in 1885. Formerly in the clothing business (stores on North Main Street, Providence, as well as in Pawtucket and Central Falls), he also spent 14 years in the real estate business until his retirement in 1939. Rose owned the Strand Theatre and the National Realty Building in Providence. He was survived by his wife, Susan, four children and five grandchildren. (*Providence Journal, July 29, 1940*)

Assessor's plat cards for Plat 92, Lot 174 indicate that 514 Blackstone Boulevard was owned by Susan F, Rose, widow of Isaac Rose, as of November 1940. (*Tax Assessor's Office*)

1945

Deed Book 874, Page 403: On January 3, 1945, Susan F. Rose, widow of Isaac Rose, sold the same two parcels described in deed book 716, page 108, to Felix A. Mirando and wife Aurora Mirando. Felix Mirando owned the Imperial Knife Company. (*Registry of Deeds; PPS Historic House Festival Booklet, 1998*)

Assessor's plat cards for Plat 92, Lot 174 indicate that 514 Blackstone Boulevard was owned by Felix A. Mirando and wife Aurora Mirando as of May 1945. (*Tax Assessor's Office*)

1970

Deed Book 1157, Page 793: On June 10, 1970, Felix A. Mirando and Aurora Mirando sold the same two parcels described in deed book 874, page 403, to James J. Yashar and Marjorie Yashar. (*Registry of Deeds*)

Assessor's plat cards for Plat 92, Lot 174 indicate that 514 Blackstone Boulevard was owned by James J. Yashar and wife Marjorie Yashar as of June 1979. [NB: This is perhaps a typo – the property transfer occurred in 1970, not 1979.] The card references deed book 1157, page 793. (*Tax Assessor's Office*)

