

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 8
Lot 238

#137 Doyle Ave. wood

Built ca.1880

The structure stands on Lot #37 of the Dexter Donation Lots on Doyle Ave.

1819 Gamaliel L.Dwight and Sarah H.Dwight, his wife, both of Prov., for the sum of \$1500.00 paid to them by Ebenezer K.Dexter of Prov. convey, "one undivided half part of two certain lots or parcels of land situated in the northerly part of Prov., being part of the Estate whereof Jeremiah Brown, heretofore of Prov, died and which devised to the late Mary Howell, his only child. The first of said parcels is bounded as follows to wit: beginning on the east side of Main St. 120' northerly from the northwest corner of the late Ephriam Wheaton's House Lot, thence easterly and bounded southerly on a house lot of said estate assigned to Waitshell H.Dexter 170', thence northerly parallel with the Main St. untill it intersects the north line of the meadow share assigned to Jeremiah B.Howell being the northwest corner bound of the same meadow lot, thence easterly with said north line to the northeast corner of said meadow share, thence northerly on Snow St. laid out from Olney's Lane to Herenden's Lane 18rods and one half rod to the southwest corner of Silvanus Martin's land, thence westerly on said Martin's line to the house lot heretofore owned by (?) Whipple, thence southerly bounding westerly on said Whipple's house lot and Peter Ballou's house lot to the southeast corner of Ballou's house lot, thence westerly bounding northerly on said Ballou's lot to the northeast corner of a certain lot Ballou bought from David Howells, Esq., thence southerly bounding westerly partly on the last mentioned lot and partly on the other house lots in a line parallel with the Main St. to the southeast corner of David Heaton's house lot, thence westerly bounding northerly on the south line of Heaton's lot to the Main St., thence southerly on the Main St. to the first mentioned bound.....The other parcel of land lying easterly of said new street beginning at the northwest corner of Jerimiah Olney's meadow lot, thence easterly bounded northerly

on said Olney's meadow land and on land of Thomas L.Halsey to the northeast corner of said Halsey's land on the road leading near Dexter Brown's dwelling house, thence northerly on said road 22 rods and 18 links to the southeast corner of the pasture share assigned to Jerimiah B.Howells, thence west seven degrees north, bounding northerly on Howell's pasture to the new street, thence southerly on said new street 25 rods and 9 links to the first mentioned bound." also..."PROVIDED NONETHELESS and the condition of the above written instrument is such that if the said Gamaliel L.Dwight, my heirs, executors or administrators shall well and truly pay or cause to be paid to the said Ebenezer K.Dexter, his heirs, executors or administrators or assigns the full and just sum of \$1500.00 - on or before the 13th day of September which will be the year of our Lord 1820. Then the above written deed as also a certain note bearing even date with these presents given by me the said Gamaliel to the said Ebenezer for the payment of the aforesaid sum shall be void, otherwise shall be and remain in full force and virtue."
(Deed Book 46:152).

- 1824 Sarah H.Dwight, widow of Gamaliel L.Dwight deceased, delivered the above described property to Ebenezer K.Dexter, thereby discharging the mortgage deed. (Deed Book 46:152). May 12, 1824.
- 1824 August 10, 1824, Ebenezer Knight Dexter died at the age of 58, a widower with no children. He disposed of his considerable estate by making bequests to his sister Abigail Rosseter, various nieces and nephews, servants and friends. One such bequest was to Sarah H.Dwight, widow of the late Gamaliel L.Dwight, Esq., "as a token of friendship and regard my pair of silver butter boats marked W.H., also my pair of large cut glass dishes with covers." The remainder of his estate he left to the City of Providence, including land on the west side which is now the Dexter Training Ground, land for an asylum on the neck at what is now Brown's Aldrich-Dexter Field, and the so called "Dwight Lands" on the south side of Doyle Ave. Dexter endowed the

Asylum with \$60,000.00 and directed that 5 commissioners be appointed to oversee "The Dexter Donation" for the benefit of the poor of the city. (Probate Docket A4860, Will Book 13:186-199)

- 1828 Samuel W. Bridgham, Executor of the last will and testament of Ebenezer K. Dexter, in consideration of a receipt this day given to me by John Howland, Town Treasurer of Providence, transferred the estate to the city as the residuary legatee in the said will of Dexter for the Dexter Donation. (Deed Book 54:208).
- 1870 "The Chairman and Commissioner Smith are authorized to lease the lots on Doyle Ave. at such rate as they may deem expedient." Thomas A. Doyle, Mayor of Prov. and Chairman of The Commissioners of the Dexter Donation. October 1, 1870 (Records of the Commissioners of the Dexter Donation, No. 1, 1825-1889, page 107).
- 1876 The City of Providence; Benjamin Tripp, Treasurer; and the Commissioners of the Dexter Donation rewrite their earlier lease for lot #37 dated December 11, 1875 to Huldah N. Walling, wife of Nelson Walling. The terms of the lease included a rent of \$45.00 paid semi-annually for the first 10 years of a 40 year lease, during which time the leasee would also pay the equivalent of the property tax directly to the city Treasurer. "It is further understood and agreed by and between the parties that on the expiration of said term of 40 years the said lessor shall purchase the buildings and improvements then upon said land at such price and upon such terms as shall be fixed and determined by 3 judicious and disinterested men...." The later of the two leases was retroactive to November 1, 1973. (Deed Book 256:278 & 256:330)
- 1893 The Records of the Commissioners of the Dexter Donation, No. 2, 1889: authorize the increase in Huldah N. Walling's rent for the second 10 year term of her lease from \$45.00 to \$50.00 per year still payable semi-annually.

1887 - 1900 The Providence Directory lists the following residents at

#137 Doyle Ave:

1887-1891	Benjamin M.Gloyd, laborer, H
1892	Benjamin M.Gloyd, laborer, H & Benjamin L.Denton, clerk, H
1894	Robert H.Booth, inspector, B & William Booth, painter, H & William F.Gavitt, PFD, H & William T.Jordan, H & W.A.D.Merry, student, B & Huldah N.Walling, widow, H
1895	William Gavitt, PFD (or FFD?), H & William T.Jordan, H & W.A.D.Merry, student, B & Huldah N.Walling, widow, H
1896-1897	William T.Jordan, H & W.A.D.Merry, student, B & Jas. G.Sutton, cook, H & Huldah N.Walling, widow, H
1898-1899	William T.Jordan, H & W.A.D.Merry, B & Huldah N.Walling, widow, H
1900	W.A.D.Merry, B & Peter B.Botsford, auditor, H & Huldah N.Walling, widow, H

** H indicates the house was owned or leased in this individual's name

** B indicates boarder

1901 The Records of the Commissioners of the Dexter Donation, No.2, 1889
page 123, May 8, 1901. The Commissioners grant Huldah N.Walling the
right to transfer the lease on Lot #37 to Lydia A.Jordan. On May 18th,
The City of Prov., Walter L.Clark the City Treasurer and The Commis-
sioners of the Dexter Donation grant a lease on Lot #37 to Lydia
A.Jordan of Prov.. (Deed Book 439:224-228).

1901-1903 The Providence Directory lists the following residents:

H.P.Houghton, foreman, H
& William T.Jordan, H
& Huldah N.Walling, widow, H

1903 The City of Prov., Walter L.Clark the City Treasurer, under the
direction of the Commissioners of the Dexter Donation execute an
Indenture of Lease for Lot #37 in the Dexter Donation to Charles
Fierstein, of Prov. The Lease was to run for 40 years from the

1st of November 1902, the rent was payable semi-annually and was set at \$50.00 for the first year, after which time adjustments were to be made every 10 years by mutual consent. Other conditions of the standard Dexter Donation lease included the Commission's right to inspect the premises and hold the buildings and improvements as surity for the payment of rents and other considerations. The Lessee was required to pay the sum equivalent to the city and state taxes on the property for the duration of the lease and was required to carry fire insurance of at least \$50.00 naming the Commission as beneficiary. Further the Lessee was prohibited from using or allowing the property to be used for unlawful purposes or sub-letting without the Commission's prior approval. Any failure to meet these conditions might be used to void the lease, usually to the advantage of the Commission. (Deed Book 452:308).

1905-1925 The Providence Directory shows Charles Fierstein, clothing, H, and Benjamin Basok, clothing, H, residing at the address.

Providence City Atlases & Plat Maps:

- 1870 - Original Platting of Doyle Ave. drawn by C.E. Paine
"Plat of Lots belonging to The City of Prov. on Doyle Ave. & Other Streets, recorded September 1, 1876 in Plat Book 12 pg. 32, card 481." The Estate devised to the City by E.K. Dexter. This plat map shows the lots designated by lot number but gives no street numbers and shows no structures. See MAP #1.
- 1875 - City Atlas shows the lots as they appeared on the plat map.
- 1882 - City Atlas gave the lot a street address of 107 Doyle Ave.
- 1895 - City Atlas, plate 28-29, indicates the lot includes 8954 sq. feet and changes the street address to #137.
- 1908 & 1918 - City Atlases show no new information.
- 1926 - City Atlas adds only a reference to Plat Card # 580.

Plat Card #580:

"The Dexter Donation Property in 11 Sheets, Sheet # 3, Map of Doyle Ave. Lots from Camp St. to East St., recorded April 1, 1876, in Plat Book 12 pg. 32, card 481."

1,1887, in Plat Book 18 pg.1." Unlike the previous Plat Map and City Atlases which had indicated only that the property belonged to the City of Prov., this Plat Map shows the outline of a wooden structure and an out-building and connects the name of Huldah N.Walling to the property, although making no attempt to indicate ownership.

- 1925 The City of Prov., Thomas F. Little 1st Deputy Treasurer, acting under the direction of the Commissioners of the Dexter Donation, Joseph H. Gainer, Mayor and Chairman, for the sum of \$3,500.00, to Charles Fierstein and his wife Lena Fierstein of Prov. "That certain lot of parcel of land, located on the southerly side of Doyle Ave., between Camp & Hope St.s, in said City of Prov., laid out and delineated as lot 37 on that certain plat entitled "Map of Doyle Ave. Lots from Camp St. to East Ave., scale 50' per inch", which said plot will be found duly recorded in the office of the Recorder of Deeds... on Plat Card 580." The City assumed no liability for claims of owners of adjoining properties in respect to sewer, water or gas connections. (Deed Book 673:215). Recorded August 24, 1925.
- 1926 Charles Fierstein and his wife Lena Fierstein of Volusia, Florida, for \$10.00 and other valuable considerations, convey to Louis Linder of 148 Doyle Ave, Prov., "all our right, title and interest in and to a leasehold estate in and to that lot of land situated on the southerly side of Doyle Ave., laid out and described as Lot #37... all buildings and improvements are owned by said mortgagor absolutely." (Deed Book 692:269) December 8, 1926.
- 1926 The Fiersteins again grant lot #37 to Louis Linder for the sum of \$10.00. "This deed is given to correct erroneous and incomplete description in deed from said Grantors to the said Grantee recorded on or about December 8, 1926 and is for the purpose of confirming title in the said Grantee." (Deed Book 697:146) December 17, 1926.
- 1930 Louis Linder and his wife Annie Linder of Prov. quit claim their

rights to Lot # 37 on the Dexter Donation Property to Charles and Lena Fierstein of Prov. as Joint Tenants, not as Tenants in Common. (Deed Book 742:22)

- 1959 On May 13th, at the age of 89, Charles Fierstein died in Prov.. He was the son of Woolf and Rachel Fierstein and the husband of Lena Olch, they had both been born in Austria (or possibly Russia). Fierstein was a retired merchant, a seller of neck-ties. At the time of his death he left 4 children: Robert, with whom he lived at #137 Doyle Ave. (born - 1890 in Prov., died 1960, see Probate Docket 62016); John B. husband of Bessie, living at 7 North Ave.; Lester at 690 Hope St.; and Regina at 186 Waterman Ave. (all in Prov.) In 1950 Herbert Fierstein filed in Probate Court to change his name from Fierstein to Fierstone (Probate Docket 52095 & Probate Book 422:150). Herbert Fierstone was married to Felicia. Herbert also served as the Executor of the estate of his grandfather Charles and with his wife, Felicia, the estate of his uncle, Robert. He was the son of John & Bessie.
- 1960 In a mortgage foreclosure, County Loan and Finance, a Corporation in R.I. and the holder of a mortgage by Charles and Lena Fierstein to County Loan and Finance Co. dated August 11, 1953, convey the property at public auction to Drew Realty Corp., a R.I. corporation with its principle place of business in Prov., for the sum of \$3,450.00. "Said premisses are conveyed subject to a prior mortgage of record on which there is a balance due of \$5,154.89 and to all unpaid federal, state and local taxes, water bills and other assessments, if any, which constitute a lien upon the same." (Deed Book 1099:412 & Mortgage Book 954:344).
- 1967 Felicia Fierstone of Warwick, "duly appointed Trustee by the Superior Court for the County of Prov and the State of R.I. in that certain case entitled, 'Felicia Fierstone vs. Drew Realty, Miscellaneous Petition No. 7514', by power confired by decree of said Superior Court, entered August 2, 1967...", being empowered by the court to make the sale, convey Lot #37 in the Dexter Grant to William J. Rossi, of Prov. for the sum of \$8,000.00. (Deed Book 1143:801)

- 1967 On the same day(August 8th) William J.Rossi and his wife Margaret, both of Prov., conveyed the property to Barnes Realty Inc., a R.I. corporation. (Deed Book 1143:803)
- 1980 Barnes Realty Inc. quit claims ~~the~~ right to the property to Guinio Rainone, also known as Giunio Rainone, c/o Adler, Pollach & Sheehan, 1 Hospital Trust Plaza, Prov. This deed included 2 parcels of land, the first lot #37 on the Dexter Donation Property and the second a lot on the northerly side of Barnes St.. (Deed Book 1221:806-807). Executed July 21, 1980.
- 1980 Giunio Rainone conveys "those certain parcels of land with all buildings and improvements, more specifically described in exhibit A attached, ~~to Roger A. & Jacqueline~~ Brassard of 236 George St. in Prov.. Exhibit A included 4 parcels as follows:
- I. Lot on the north side of Barnes St.subject to mortgage.
 - II. Lot #37 in the Dexter Donation.
 - III. Lot on the north side of Doyle Ave., subject to prior mortgage (Mortgage Book 1143:768)
 - IV. Lot on the westerly side of Pratt St.
- Executed September 17,1980. (Deed Book 1222:972).
- 1981 Roger A. and Jacqueline Brassard convey the property to David P.Zide of 32 Jenkins St.,Prov.. (Deed Book 1229:840)
- 1927-1962 The Providence Directory lists the following residents at #137 Doyle Ave.:
- | | |
|-----------|---|
| 1927-1928 | Benjanin D.Basok, .treasurer |
| 1929-1930 | Charles Fierstein |
| 1931-1934 | Charles Fierstein
& Mrs. Mary A.Deery |
| 1935-1940 | Charles Fierstein
& Cornelius O'Conner |
| 1945-1959 | Charles Fierstein |
| 1960 | Robert Fierstein |
| 1961-1962 | Louis Chapman |

The existing structure at #137 Doyle Ave. is dated ca. 1880, evidence clearly indicates that it had been built by 1885 and there is also some possibility that it may have been built as early as 1876. Dating is based primarily on the following, as it was detailed above:

- 1870 Dexter Commissioners authorize leasing of lots on Doyle Ave.
- 1876 Lease to Huldah N. Walling containing an agreement to purchase the buildings at the end of a 40 year lease.
- 1882 Prov. Atlas showing the structure, then numbered #107.
- 1885 First Prov. Directory listing for the address, however the nature of these early directories makes it difficult to trace rental property.
- 1887 Plat Card #580 shows the structure and associates it with Huldah N. Walling.

Plats Relating to the Doyle Ave. Lots of the Dexter Donation

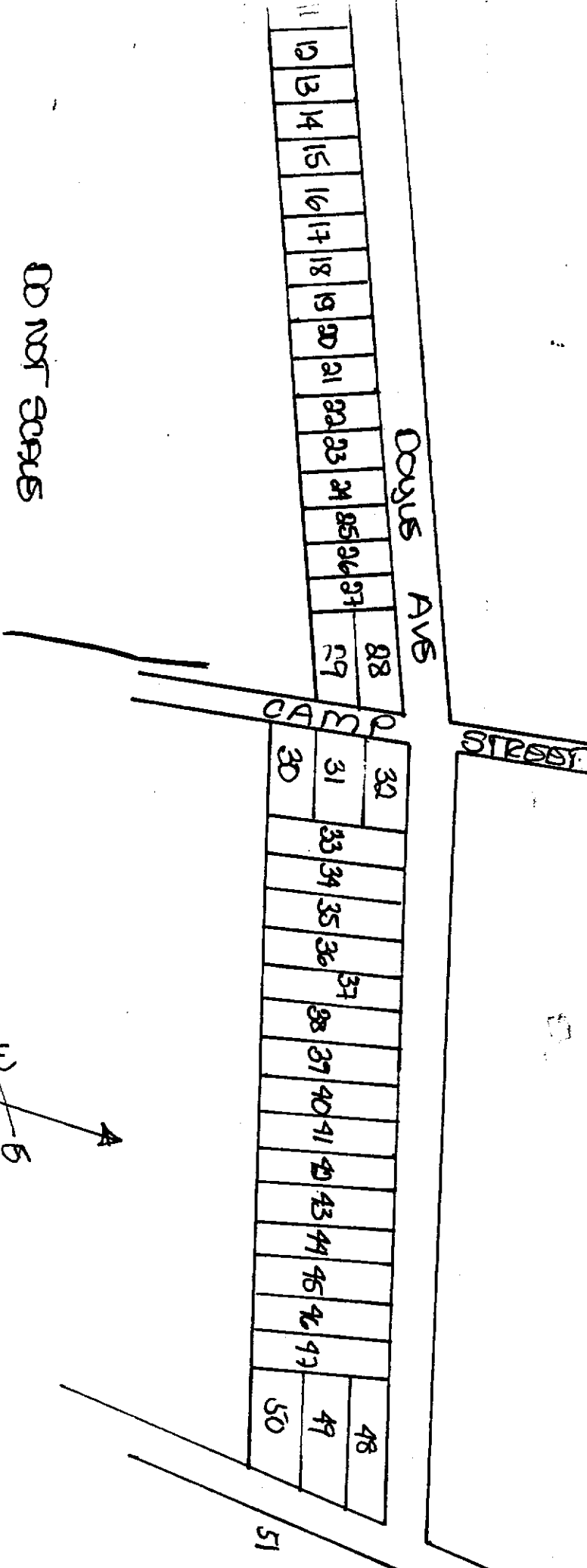
- Card 175 "Map of Doyle Ave. surveyed & drawn under direction of Isaac Thurber, Geo. T. Spicer & Wm. S. Haines"
recorded May 8, 1865, Plat Book 6 pg 43.
- Card 481 "Plat of Lots Belonging to the City of Prov. on Doyle Ave. & Other Streets"
drawn Oct. 28, 1870 by C. E. Paine, recorded in Plat Book 12 pg. 32.
- Card 566 "Dexter Donation Property in 11 Sheets- Sheet No. 1, Map of Doyle Ave Lots from Scott St. to Camp St."
recorded Feb. 11, 1886, Plat Book 17 pg 22, shows outlines of buildings.
- Card 576 "Dexter Donation Property in 11 Sheets, Map of Doyle Ave. Lots from North Main St. to Scott St."
recorded April 1, 1887, Plat Book 18, pg 2.
showing outlines of structures
- Card 580 "Dexter Donation Property in 11 Sheets- Sheet No. 3, Map of Doyle Ave Lots from Camp St. to East Ave."
recorded Dec. 4, 1886, Plat Book 18 pg. 1.
showing outlines of structures

Prepared by,
Ann C. Street
1982

PLAT of LOTS BELONGING to the CITY of PROVIDENCE
on DOYLE AVE and OTHER STREETS

drawn October 28, 1870 by C.E. Palne
recorded September 1, 1876 in Plat Book 12 pg. 32, Card 481

numbered Lots include the Estate devised to the Town of Providence by E.K. Dexter



DEXTER DONATION PROPERTY in 11 SHEETS
MAP of DOYLE AVE. LOTS from CAMP ST. to EAST AVE.

recorded April 1, 1887 in Plat Book 18 pg. 1, Card 580

CAMP STREET

DOYLE AVE.

