

PROVIDENCE PRESERVATION SOCIETY

Records for

158 DOYLE AVENUE

Plat 8 Lot 276

ANNA GRANT HOUSE

Built 1889

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- 1865 The Plat of house lots belonging to F. W. and K. D. Cheney was platted by Cushing and DeWitt, civil engineers. One plat was recorded at the city office of land evidences on Plat Card 181 and in Plat Book 7:1. Number 158 Doyle Avenue was enumerated as Plat Lot 44. Plat Lot 44 (aka assessors lot 276) is described as measuring 50' fronting on Doyle Avenue and extending back 178.2 feet to the center of a stone wall which ran from Camp Street to the East Turnpike (now Hope Street) between Pleasant Street and Doyle Avenue.
- 1871 July - Property tax ledger 6:64 shows the property was still owned by Cheney. No houses were on the northerly side of Doyle Avenue in this block.
- 1872 March 15 - The property tax ledger 4:81 shows that the property was purchased by Asa Pike.
- 1881 July 2 - Property tax ledger 7:281 shows that the property was transferred to William Pike.
- 1882 The map of Providence by G. M. Hopkins shows the north side of Doyle Avenue between Camp Street and East Street belonged to W. H. Pike. Two structures had been erected on that block near Camp Street. See copy of map enclosed.
- 1888 April 16 - Property tax ledger 1:389 shows the property was transferred to Mary J. Blackmer.
- 1888 July 2 - Property tax ledger 4:215, Series D, shows the lot contained 8,988 square feet. No house was on Lot 44 (Assessors Lot 276). Anna B. Grant, wife of Daniel Grant, purchased the property. Prior to 1880, the Grant's lived at 75 Camp Street. Daniel Grant was associated with Grant Brother Co. (J. R. and D.) Blacksmiths located at 267 Dyer Street. In 1881, the Daniel Grant family moved to 97 Doyle Avenue where they remained for a number of years.
- 1889 January 1 - property tax ledger 4:483 series E shows no house on Mrs. Grant's lot.

1889 July 11 - An Intention to Build on the northerly side of Doyle Avenue between Camp Street and the East Turnpike was filed by "Anabella" Grant of 97 Doyle Avenue. Certificate No. 409 was issued to build a 2-1/2 story, 2-tenement wooden dwelling. Builder is listed as John Butler. Estimated cost: \$3,200 revised to \$3,500.

1890 January 2 - Property tax ledger 4:483, Series E, shows the house had been built. The 8,988 square foot lot was valued at \$1,168. The house was valued at \$2,600.

City directories between 1890 and 1895 indicate that the Grants remained at 97 Doyle Avenue for a few years.

The Grant family consisted of Anna B. and Daniel, a blacksmith; Flora, a teacher; Helen T., a cellist; Robert, a draughtsman; and Walter, a clerk who later was listed as a wagon manufacturer.

1892 House directory shows the following residents:

97 Doyle Ave	Daniel Grant, blacksmith
129 Doyle Ave	no listing
158 Doyle Ave	no listing

1893 Doyle Avenue was renumbered. The Grants were now listed at 129 Doyle Avenue. Number 158 Doyle Avenue was rented to John F. McAulif, an engraver. Over the years, various other tenants, such as Walter Smith, a chemist; Albert Vivada, a teacher and George Ellenwood, a fancy goods manufacturer occupied the property for a number of years.

House directory shows the following residents:

97 Doyle Ave	Daniel Grant; John McMillan, carpenter
129 Doyle Ave	no listing
158 Doyle Ave	no listing

(inconsistencies: a good part of Doyle Avenue belonged to the Dexter Donation. the houses were renumbered in 1893 and recorded in the 1894 directory (i.e., 97 became 129; 128 became 158)

1894 House directory shows the following residents:

97 Doyle Ave	Miller, the pattern maker
129 Doyle Ave	Grant
158 Doyle Ave	McAulif, engraver

1895 House directory shows the following residents:

97 Doyle Ave	Miller
129 Doyle Ave	Grant
158 Doyle Ave	John F. McAulif, engraver
	Elizabeth Sawyer, widow
	Albert Vivada, teacher

1897 House directory shows the following residents:

97 Doyle Ave	Miller
129 Doyle Ave	Daniel Grant, blacksmith
	Flora B. Grant, teacher
	Robert D. Grant, clerk
	Walter Grant, clerk
158 Doyle Ave	George Ellenwood, Fancy Goods Co.
	John F. McAulif, engraver
	Patrick McAulif

1900 House directory shows the following residents:

97 Doyle Ave	William A. Miller
129 Doyle Ave	Daniel Grant
	Flora B. Grant
	Robert Grant
	Walter Grant
158 Doyle Ave	John F. McAulif
	George Ellenwood

1903 House directory shows the following residents:

97 Doyle Ave	Miller, master mechanic
129 Doyle Ave	the Grants, including Walter Grant, clerk
158 Doyle Ave	McAulif, engraver
	Walter E. Smith, chemist

1905 Walter Grant and his family moved into 158 Doyle Avenue. The McAulif family remained.

House directory shows the following residents:

97 Doyle Ave	William Miller, master mechanic
129 Doyle Ave	Daniel, blacksmith
	Flora, teacher
	Helen T., cellist
	Robert, draughtsman
	Walter
158 Doyle Ave	Walter Grant, wagon manufacturer
	John McAulif

The property remained in the hands of Anna B. Grant until 1928 when it was passed on to Flora B. Grant. Flora B. Grant retained the property until 1941.

1908 Daniel Grant died at the age of 65. His widow, Anna moved.

1934 August 11 - Building Permit No. 1604 was issued to Flora Grant for repairs and renovations - 2 family house.

1941 May - Recorded in Deed Book 840:173, the property was transferred to Raffaele Guglielmi and his wife, Maria.

December - Deed Book 845:1 records the sale of this property to Romeo Albanese and his wife, Iola. Romeo Albanese was a shoe maker.

1942 January 9 - Building Permit No. 16 was issued to put in new stairs to the second and third floors.

1963 December - Deed Book 1155:81 records the transfer of the property to Naomi A. and Stewart L. Brown.

1969 November 7 - Naomi Brown became sole owner. The property is owner occupied.

Research for this property was very interesting because of the Grants' building on various lots on Doyle Avenue. Built at the same time as No. 158 was the house next door on Assessors Lot 277. It was built by Margaret Grant, wife of John.

Doyle Avenue is especially interesting. Not only did the numbers change, but a large portion of the land along Doyle Avenue was owned by the Dexter Donation. The Dexter Donation was administered by the City which offered long term leases to private parties to build houses on the rented land. It seems the Grants may have built 3 houses on Doyle Avenue. Two were on rented land--No. 158 was on land they owned.