

Providence Preservation Society

Records of

161-163 Doyle Avenue

Plat 8
Assessors lot 262
Formerly lot 244
(Plat lots 43, 44, 45
at various times)

Samuel Richards House
built in 1875 on land
belonging to the Dexter
Donation.

- 1857 Map of Providence by Walling shows this vacant, unplotted land belonged to the City of Providence. (See attached map) Official records also show that this land belonged to the City of Providence until 1926. The transaction in 1926 makes no mention of a dwelling - only the land was transferred. This was a puzzle because a house was not taxed or transferred but clearly shows up on maps and viewing the house clearly shows that it was on the property prior to 1926.
- 1871 This was the first year that tax assessors cards and tax ledgers show this area. Ledger 5.467 Series B shows lot 244 contained 9006 sq. ft. and was valued at 10 per sq. ft. This value remained unchanged through ledgers C 7.321 in 1873 and D 2.343 in 1881. No building owned by the city was listed on the property.
- 1875 Map of this year shows a house on the property.
- 1882 Map of this year also shows a house on this property.
- In 1886 Ledgers D 2.352 and E 2.473 show that the lot size remained at 9006 sq. ft. but the land was revalued to 13 per sq. ft. No house is listed on the property but the maps of 1875 and 1882 clearly show the dwelling. (see attached Maps) The reason that no building was listed on the property is because the city leased out the land in order to allow for an increase in the Dexter Fund. The house doesn't show up on real estate ledgers either because they were taxed as personal property.
- 1886 December. The Plat entitled, "Dexter Donation Property Map of Doyle Avenue Lots from Camp St. to East Ave." (now Hope St.) was recorded with the city office of land records on Plat Card 580 and in Plat Book 18, page 1 entitled, "Dexter Donation page three of eleven pages".
- Records are kept of all land transactions. However, this house is a particular problem because the builder/owner and the land owners were not the same. Prior to 1923 there was no building inspector as such and records were not required to be kept. Also, zoning ordinances had not been enacted.

1926

January 27. A Mortgage Deed was recorded in Book 525.474 between Industrial Trust Co. and John J. Burdick and Eleanor K.B. Stalling for \$11,500. The mortgage was for three lots of land on Doyle Avenue delineated as Plat Lots 43, 44, & 45, and further described as measuring 150' X 179.07'.

January 30. Deed Book 683.55 The City of Providence, Clarence E. Cray, treasurer, acting under the advice and direction of the Commissioners of the Dexter Donation, for \$10,500 conveyed to John V. Burdick of Charlestown, R.I. and Eleanor K.B. Stalling, wife of Gustav H. of Lynchberg, Virginia lots delineated as Plat Lots 43, 44 & 45. This was a conveyance of land only.

1936

May 25. Deed Book 789.410 By virtue of the mortgage executed in Mortgage Book 525.474 and of which said terms of the mortgage had been broken, Industrial Trust Company ordered the property to be sold at auction. In reading through this instrument it was shown that John Burdick and Eleanor K.B. Stalling were related. Because Eleanor has a B as a middle initial it is assumed that they are brother and sister. A check was made to see if a parent of these two died at about the same time that their mortgage was executed in 1926. Probate records of December 18, 1925 regarding the estate of a Charles S. Burdick (Docket #21816) shows he had two children, John J. and Eleanor K. These records state that on November 4, 1911 the city treasurer of Providence under the direction of the Commissioners of the Dexter Donation leased to Charles J. Burdick lots 43, 44 & 45 on Doyle Avenue. The lease was for forty years. John J. Burdick and Eleanor K.B. Stalling petitioned the court to purchase said lots. As a condition of sale, the city required that the lease be surrendered.

By checking the name Charles Burdick in other city records it was learned that he made repairs to 161-163 Doyle Ave. on or about April 22, 1905. Documents clearly indicated that the land and the house were not owned by the same person. In checking through early manuscripts for more house details one map had "Richards" penciled in around the area of Doyle Avenue. Also, the Index to Probate showed a few Richards. The Richards pertinent to this case proved to be Docket # A13852, Samuel Richards, whose will was proved on September 18, 1883 and was written on May 14, 1874 with later revisions. The will mentions, among other things, his mansion house on Waterman Street, and also the income from the leases of dwelling houses on three lots of land situated on Doyle Avenue, said lots being part of the Dexter Donation numbered 43, 44 & 45 with a forty-year lease starting in 1870. He contracted for a house to be built on the corner of Doyle Avenue and Doyle Place on October 8, 1875.

1938

June 2. Deed Book 789.425 Ernest Clayton, vice-pres., and Ellery Holbrook, assist.-treas. of Industrial Trust Co. conveyed to Wolf Semonoff said lots with buildings and improvements, bounding Doyle Ave. 150'; east on lot 46 179.07'; south 150' & west 179.04' on lot 42.

- 1945 October 18. Deed Book 887.60 Wolf Semonoff conveyed to Jean Carbone Plat Lots 43, 44 & 45, also delineated as lot 244. This deed was made subject to existing tenancy and that the grantee assumes and agrees to pay a mortgage to the Industrial Trust Company.
- November 31. Deed Book 887.466 Jean Carbone and Rosella I, wife of Jean, conveyed to Aram Johnson assessors lot 244 measuring 150' in width and 179.07 in length. It is also described as Plat Lots 43, 44 & 45 with buildings and improvements.
- 1946 June 12. Deed Book 901.366 Aram Johnson of Providence, unmarried, conveyed to Leon E. Patenaude and his wife Anna E., this lot located 435.92' from Hope Street measuring 71.50' X 70'. This is a portion of the property Johnson purchased from Carbone in 1945. (see assessors map attached) The grantor reserved the right to go upon said premises to repair water and sewer pipes which pass through said land.
- 1948 June. Tax records show the property passed to Anna E. Patenaude, widow of Leon.
- 1949 October 4. Recorded in Deed Book 958.167 Anna E. Patenaude conveyed to Homestead Mortgage Corporation this land, buildings and improvements situated on the southerly side of Doyle Avenue measuring 70' X 71.50' and containing 5005 sq. ft.
- 1952 July 25. Deed Book 998.470 Homestead Mortgage Corp. sold to Walter Johnson that certain lot with buildings and improvements bounding Doyle Avenue 71.50' to Proctor Place; bounding east by Proctor Place 70'; running south 71.50'; west on land belonging to the city of Providence 70' to Doyle Avenue to the point and place of beginning. This transaction was such that no revenue stamps were required.
- 1955 April 13. Deed Book 1035.132 Walter Johnson of Cranston sold the property to Joan Patricia Carron.
- 1956 February 24. (but not recorded until October 31, 1958). Deed Book 1082.441 Joan Patricia Carron, unmarried, conveyed the parcel to Phyllis Ann Carron. No revenue stamps were required.
- 1959 June 22. Deed Book 1091.341 Phyllis Ann Carron conveyed the property to Joan Patricia Tennett.
- 1960 April 15. Deed Book 1102.28 Joan P. Tennett and her husband Russell F. conveyed the property to Fourbro Corp. This transaction included the northwest portion of Plat Lot 43.

- 1971 October 5. Deed Book 1163.966 Fourbro Corp. conveyed the property to Lena E. Cohen and Stephen M. Cohen, trustees under a certain indenture Trust dated Jan. 26, 1956. This transaction was made subject to the sewer easement of record and subject to a prior mortgage agreement with Roger Williams Savings & Loan Association.
- 1975 September 19. Deed Book 1188.196 Lena E. Cohen and Stephen M. Cohen transferred the property to Brightaw Company. No revenue stamps were required.
- 1977 June 13. Deed Book 1199.364 Three parcels of land were transferred from Brightaw Co. to Lena Cohen.
- June 18. Deed Book 1199.346 Gladys A. Duffee and Edward Duffee, third, conveyed certain properties to Lena Cohen.
- 1980 August 5. Deed Book 1222.346 Confirmation Deed was made showing Lena and Abraham Cohen as owners of said property.
- August 20. Deed Book 1222.347 Lena Cohen conveyed the property to Thomas H. Rosenfield. The lot now measured 71.50' X 70'.
- 1982 June 15. Deed Book 1236.104 Thomas H. Rosenfield conveyed the property to Mollie Gibbons.
- 1986 The last transaction is listed as being on November 12, 1986 and recorded in Deed Book 1475.51. This conveyance is not yet shelved at the office of the Providence Recorder or Deeds.

Occupants of this residence during various years were:

	<u># 161</u>	<u># 163</u>
<u>1895</u>	S.D. Ferguson; cook John Gleason; tailor	William Bates; silversmith E.M. Kirby; boilermaker John Kirby; plumber
<u>1900</u>	Theresa Collins; dressmaker John McGregor; driver George Rounds; clerk Michael Smith; coachman	(unlisted)
<u>1905</u>	William Treu; upholsterer	Hamlin F. Mott; carpenter
<u>1911</u>	Daniel Denison; publisher Charles Stevens; teamster	Edward Brown; clerk Jonathan McCormack; draughtsman

#161

#163

<u>1916-17</u>	David Sutherland; carpenter Joanna Thompson; widow Charles Whipple; clerk	John Greenbath; dresser Charles Welch; watchman
<u>1925-26</u>	Bernard Brady; meatcutter Joanna Thompson; widow	Elizabeth Cameron; no occ. Margaret Welch; widow
<u>1933</u>	Bernard Brady; meatcutter Joanna Thompson; widow	Elizabeth Cameron; no occ. Margaret Welch; widow
<u>1940</u>	Bernard Brady; utility man Frances McKenna	Margaret Welch; widow George Pearson; machine operator
<u>1946</u>	Bernard Brady; utility man Leon Patnaude; no occ.	Margaret Welch; widow George Pearson; machine operator
<u>1953</u>	Frank Gilleese; chauffeur Chas. McGowan; no occ.	Jos. Clinton; no occ. George Pearson; emp. McGowen Foods
<u>1960</u>	Marion Welsch; widow Howard Fleming; no occ.	Abraham Linder; Jewish Home George Pearson; emp. McGowen Foods
<u>1967</u>	Lillian Sullivan; retired	George Pearson; retired
<u>1974-75</u>	Robert Murphy; no occ. Lester Nizin; no occ.	Eileen Stenger; waitress Peter Smith; student
<u>1977</u>	Ellen Steiner; student Richard Lan; student	Robert Barton; no occ. N. Axler; no occ.
<u>1980</u>	James Kraft; student Belle Soloway; paralegal	Henry Gould; legis. analysis Karen Roothaan; clerk
<u>1985</u>	D.L. Weston; no occ. listed Joseph Trenn; " " "	Ann Manmiers; student Ann Burg; waitress