

**PPS RECORDS FOR  
42 EAMES STREET  
PLAT 86, LOT 587**

**CARL AND DOROTHY O. JAGOLINZER HOUSE  
Built 1935-1937**

**DESIGNATIONS**

42 Eames Street is a contributing building within the Freeman Plat Historic District, listed on the National Register of Historic Places; it is identified in the inventory as "Carl and Dorothy O. Jagolinzer House (1935), Carl Hyman, architect." Confirmation of the architect's name was not found in city records.

The house is not located within any local historic districts designated by the City of Providence.

**RECORDS** *(All Records were found in Providence City Hall unless otherwise noted).*

**Assessor's Plat Maps and Chain of Title Cards (Assessor's Office)**

The map for Assessor's Plat 86 identifies 42 Eames Street as Lot 587, a rectangular lot with 85 feet of street frontage and a total area of 10,804 sq.ft.

**Chain of title card for AP 86, Lot 587 – EAMES STREET:**

John R. Freeman owned the property as of February 1926.  
John R. Freeman Estate owned the property as of March 1933.  
Freeman Parkway Corporation owned the property as of June 1933.  
Charles H. LeLacheure owned the property as of November 1933.  
Carl Jagolinzer and wife Dorothy O. Jagolinzer owned the property as of January 1934.  
Harry M. Myers and wife Yetta G. Myers owned the property as of April 1947.  
Sidney A. Miller and wife Miriam owned the property as of December 1961.  
Alfred E. Fireman and wife Herma G. Fireman owned the property as of November 4, 1970 (refers to Deed Book 1159/666).  
Jerrold Blumenthal and wife Nancy L. Blumenthal owned the property as of December 16, 1971 (DB 1164/989).  
David Isenberg and wife Dianne Isenberg owned the property as of April 29, 1976 (DB 1191/493).

According to the Assessor's computerized data base, the current owners are Abraham D. Konoff and wife Rhoda Konoff, who purchased the property from David and Dianne Isenberg in September 2007 (DB 8856/262, 263).

**Maps and Atlases (Archives and Registry of Deeds)**

*Maps indicate that the house was constructed sometime between 1926 and 1937, on a lot in Freeman Plat No. 4.*

**1925:** "Plat No. 4 of Land in Providence Belonging to John R. Freeman," July 16, 1925, surveyed by George S. Bullock, recorded in Plat Book 38, Page 3, copied on Plat Card 1097. This map shows the original layout of streets and house lots in this section of the Freeman Plat, which is situated north of Doyle Avenue and east of Morris Avenue, including Emeline Street, Eames Street, Stadium Road, and the portion of Taber Avenue running from Doyle Avenue north to Sessions Street. The present site of 42 Eames Street is Lot #401, on the north side of Eames two lots west of Stadium; this block is also bounded by Morris Avenue on the west and Sessions Street on the north. Lot 401 measures 85 feet on its south and north sides, 127.6 feet on the east, and 131.60 feet on the west. (*Registry of Deeds*)

**1926:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24, shows the present site of 42 Eames Street as a vacant lot of 10,804 square feet located on the north side of Eames Street two lots west of Stadium Road. The owner is indicated as John R. Freeman. (Note: the map also indicates that this lot was located within the Parley M. Mathewson Estate Plat No. 1, depicted on Plat Card 949. The actual plat map, however, does not include any property on Eames Street.) (*Archives*)

**1937:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24, shows the house at 42 Eames Street, on a 10,804 square foot lot owned by C. Jagolinzer et ux. The house is depicted as brick with an L-shaped footprint; a freestanding brick garage is also shown in the northwest corner of the lot. The lot is located on the north side of Eames Street, two lots west of Stadium Road. (*Archives*)

**Deeds (Registry of Deeds)**

*Deeds indicate that the house was not yet built when the lot was purchased by the Jagolinzers in 1933, but it was standing when Mr. Jagolinzer sold the property in 1947.*

Deed Book 770/Page 408: On November 1, 1933, Charles H. LeLacheure (single) of Providence sold to Carl Jagolinzer and his wife Dorothy O. Jagolinzer of Providence, for \$10, a lot of land on the north side of Eames Street, specifically Lot 401 in Freeman Plat No. 4, surveyed July 16, 1925 by George S. Bullock, and recorded in Plat Book 38, Page 3, copied on Plat Card 1097. The deed makes no reference to buildings or improvements on this lot. Deed restrictions included a required 20-foot front yard setback from Eames Street; 12-foot setbacks from the east and west side lot lines; and 40 feet for any clothes drying yard or freestanding garage; the deed also prohibited any use other than single-family residential until after January 1, 1960. (Such restrictions were typical within this plat.) [NB: LeLacheure had just purchased this lot as one of 15

lots in Freeman Plat No. 4 from Sarah E. Lank, a widow, earlier on that same day: November 1, 1933; see DB 770/Page 404.]

Deed Book 912/Page 391: On January 7, 1947, Carl Jagolinzer of Providence sold to Harry M. and Yetta G. Myers of Providence, a lot of land with buildings and improvements thereon, on the north side of Eames Street, being Lot 401 in the Freeman Plat No. 4 of 1925.

### **Intent to Build**

*These records indicate that Carl Jagolinzer filed an application to build a house on Eames Street in late 1935; however, according to city directories, the house was not completed until 1937.*

On December 3, 1935, Dr. Carl Jagolinzer of Bellevue Avenue, Providence, filed permit #38269 to build a residence on Eames Street (Plat 86, Lot 587). The builder's name is illegible on the permit.

### **Directories (Archives)**

*Directories indicate that the house was standing and occupied as of 1937.*

Providence City Directories contain a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name, beginning in 1850. From 1892-1894 city directories also included a section listing residential buildings by street address, later separately published as a House Directory.

1933-1936 Jagolinzer, Carol (Dorothy O.), optician, office 176 Weybosset Street, home 69 Bellevue Avenue.

1937 Jagolinzer, Carol (Dorothy O.), optician, office 176 Weybosset Street, home 42 Eames Street.

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address. This directory is typically a year behind the city directory.

1933-1937 No listing for 42 Eames Street