

## PROVIDENCE PRESERVATION SOCIETY

### RECORDS FOR

#### 261 PRESIDENT AVENUE Plat 41, Lot 219

#### Charles H. Dunlap House Built 1913

Summary: The property, originally part of the Moses Brown Farm, was first surveyed and platted for residential development as part of the Blackstone Park Plat in 1862. Section Q of that Plat contained Lot 198, with approximately 15,000 square feet of land, at the corner of President and Grotto Avenues. In 1912, this lot was subdivided into three smaller lots, each lot containing approximately 5,000 square feet of land and 50 feet of frontage along President Avenue. The middle lot became known as 261 President Avenue. Charles H. Dunlap, a builder from New Haven, Conn., bought all three lots in 1912, and built the house at 261 President Avenue in 1913. Dunlap soon sold off his other properties, but the Dunlap family retained ownership of 261 President Avenue until 1947. The house has been sold 5 times since then, most recently in 1970 to Bruce and Doris Donovan. In 1998 the house was listed on the National Register of Historic Places as part of the Blackstone Park Plat Historic District.

#### Chronology:

1836

Deed Book 140, Page 401: On February 9, 1836, Moses Brown willed to his granddaughter Anna Almy Jenkins, wife of William Jenkins, his homestead farm in Providence Neck. Anna was to have a life tenancy, and after her death the property was to pass to her son, Moses Brown Jenkins (born February 7, 1836), provided he should attain the age of 21, marry, and have a child. (PPS Records for 257 President Avenue)

1856

Anna Almy Jenkins died and left her father's homestead farm to her two children, Anna A. Hoppin and Moses Brown Jenkins. Mrs. Jenkins' trustee was Samuel Boyd Tobey. Moses, who was 21 at the time, took the portion of the homestead north of Angell Street. (PPS Records for 257 President Avenue)

1862 - 1872

Plat Card #64 shows a map of the Blackstone Park Plat as surveyed and platted by Charles E. Paine in 1862. (The Blackstone Park Plat was officially recorded in Plat Book 2, Page 20-1/2.) "Section Q" of this Plat is bounded by President Street on the north, Grotto Avenue on the east, Irving Avenue on the south, and Butler Avenue on the west. Section Q is divided into 13 lots, numbered 186 through 198 inclusive, each approximately 15,000 square feet (150 ft by 100 ft). None of these lots have street addresses. Lot #198, at the northeast corner of the block, has 150 feet of frontage along President Street and 100 feet of frontage along Grotto Avenue. (Registry of Deeds)

Plat Card #286 shows a map of the Moses Brown Farm Plat as surveyed and platted by the Cushing Company in 1872. This Plat includes the land area previously mapped as the

Blackstone Park Plat by Paine in 1862. The 14,951 square foot lot at the corner of President and Grotto Avenues is numbered 456 in this Plat. (Registry of Deeds)

1864

Deed Book 169, Page 473: On October 3, 1864, Moses B. Jenkins sold to Edward A. Cutler, for \$100, nine sections of the Blackstone Park Plat, including Lot 198 in Section Q. (Archives)

1866

Deed Book 173, Page 135: On January 27, 1866, Edward A. Culter sold to Stanton Belden, for \$20,692.80, eleven lots of land in the Blackstone Park Plat, including Lot 198. (Archives)

Deed Book 175, Page 207: On June 30, 1866, Stanton Belden sold to William P. Vaughn, for \$5,388, six lots of land in the Blackstone Park Plat, including Lot 198. (Archives)

Deed Book 177, Pages 131-132: On November 27, 1866, William P. Vaughn sold to Daniel Mowry Jr., for \$7,176, four lots of land in the Blackstone Park Plat, including Lot 198. (On the same day, Mr. Vaughn's mortgage on this property was released by Samuel Boyd Tobey, trustee of Moses B. Jenkins. Vaughn's mortgage from Tobey, dated June 30, 1866, is contained in Mortgage Book 30, Page 341. Jenkins deed of trust to Tobey, dated November 21, 1865, is contained in Deed Book 172, Page 419). (Archives)

1871-1873

Daniel Mowry mortgaged his four lots of land to the Providence Institution for Savings (Mortgage Book 48, Page 263, November 11, 1871; and Mortgage Book 62, page 57, June 21, 1873). (Archives)

1882

City atlas, plate 4, shows a vacant lot (numbered 456, probably referencing the Moses Brown Farm Plat map of 1872 by Cushing) with no street address at the corner of President and Grotto Avenues. This lot appears to be the same as that numbered 198 on the 1862 Paine plat map. (Archives)

1883

Deed Book 324, Page 220: On November 8, 1883, the Providence Institution for Savings sold Daniel Mowry's four lots in the Blackstone Park Plat, including Lot 198, to William A. Hoppin for \$1,000. (Mowry had defaulted on his mortgages and the properties were auctioned off by the bank.) (Registry of Deeds)

Deed Book 324, Page 227: On November 20, 1883, William Hoppin sold to the Providence Institution for Savings, for \$1,000, a parcel of land ("being all land conveyed to Daniel A. Mowry Jr. by William P. Vaughn on November 27, 1866, in Book 177, Page 131") containing four lots of the Blackstone Park Plat, including Lot 198. (Registry of Deeds)

1892

Deed Book 376, Page 235: On November 30, 1892, the Providence Institution for Savings sold to Edward M. Harris of Putnam, Conn., for \$10, a parcel of land ("being the first parcel of land described in a deed from William A. Hoppin to said grantor on November 20, 1883, in Book 324, Page 227"), containing four lots of the Blackstone Park Plat, including Lot 198. (Registry of Deeds)

[Note: The assessor's plat card lists the earliest owner of Plat 41, Lot 219 as Rowland Hazard of South Kingstown, in 1891. However, deed research failed to confirm Hazard's ownership of the property that became 261 President Avenue. This plat card notes "lot transferred to Plat 40, Lot 277, May 1, 1903;" tax lists confirm that Plat 40, Lot 277 remained undeveloped and was owned by Rowland Hazard until at least 1913. Since assessor's plats were renumbered in the early 20<sup>th</sup> century, I did not pursue any further connection between Hazard and 261 President Avenue. (Assessors Office, Registry of Deeds, Archives)]

1895

City atlas (plates 32-33) shows a vacant lot with no street address containing 14,951 sq. ft. at the corner of President and Grotto Avenues. (Archives)

1902

Assessor's plat map #41 shows a vacant lot (numbered 198) with no street address containing 14,951 sq. ft. at the corner of President and Grotto Avenues. (Archives)

1908

City atlas (plate 9) shows a 14,951 sq. ft. vacant lot (numbered 198) at the corner of President and Grotto Avenues. The map indicates the owner's name -- Edward M Harris -- who also owned four adjacent lots fronting along Grotto Avenue. (Archives)

1912

[Note: In the summer of 1912, Edward M. Harris subdivided Lot 198 into three smaller lots numbered 198, 219 and 220, and sold them, one at a time, to Charles H. Dunlap of New Haven, Conn. Only records for the middle lot, numbered 219, now known as 261 President Avenue, are listed from this point forward. Despite the reference to "buildings" in the two deeds cited below, it does not appear that Lot 198 contained any houses at the time Harris sold it off in thirds to Dunlap, or when Dunlap sold Lot 219 to George T. Foulkes: compare the 1912 assessed value of Lot 198 (14,951 sq. ft., valued at \$2,400) to the 1913 assessed value of Lot 219 (5,000 sq. ft. valued at \$4,160).]

City tax list indicates Plat 41, Lot 198, owned by Edward M. Harris, was assessed at \$2,400. (Archives)

Deed Book 532, Page 31: On September 9, 1912, Edward M. Harris sold to Charles H. Dunlap, for \$10, "that lot of land with buildings and improvements thereon...bounded and described as follows: Beginning on the southerly line of President Avenue just 50 feet westerly from the westerly line of Grotto Avenue, being the northwest corner of land conveyed by this Grantor to this Grantee by deed dated August 1912 [Lot 220], thence running southerly in a line parallel to said westerly line of Grotto Avenue 100 feet and

bounding easterly on other land of said Grantee conveyed by said deed as aforesaid {lot 198] to the southerly line of Lot 198 in that Plat entitled "Blackstone Park, surveyed and platted 1862 by C.E. Paine" on record with the office of the Recorder of Deeds in said City in Plat Book 2 Page 20-1/2, thence westerly in said southerly line of Lot 198 just 50 feet, thence turning and running northerly in a line parallel with the first described line to said President Avenue, thence easterly bounding northerly on said President Avenue just 50 feet to the place of beginning." (Registry of Deeds)

Deed Book 531, Page 223: On September 18, 1912, Charles H. Dunlap sold to George T. Foulkes of Mansfield, Mass., for \$10, a lot of land "with buildings and improvements thereon" as described in Book 532 Page 31. (Registry of Deeds)

1913

Assessor's plat card indicates that Plat 41, Lot 219 was owned by George T. Foulkes of Mansfield, Mass. in January 1913, and by Charles H. Dunlap of New Haven, Conn. in May 1913. (Assessor's Office)

Deed Book 534, Page 484: On April 8, 1913, George T. Foulkes sold to Charles H. Dunlap, for \$10, and a \$4,000 mortgage, "that lot of land with buildings and improvements thereon situated on the southerly side of President Avenue in the City of Providence, Rhode Island, bounded and described as follows: beginning on President Avenue 50 feet westerly from the corner of Grotto Avenue, thence running southerly in a line parallel to said westerly line of Grotto Avenue 100 feet, bounding easterly on land of Maude A. Brooks to the southerly line of Lot 198 on that plat entitled Blackstone Park, surveyed and platted in 1862 by Charles E. Paine, on record in the office of the Recorder of Deeds in said City in Plat Book 2, at Page 20-1/2, thence westerly in said southerly line of Lot 198 just 50 feet, thence turning and running northerly in a line parallel with the first described line 100 feet to said President Avenue, thence easterly bounding northerly on said President Avenue just 50 feet to the place of beginning." (Registry of Deeds)

City tax list indicates that Plat 41, Lot 219 was assessed at \$4,160: \$2,800 for the building and \$1,360 for the land. (Archives)

Note: City Directory for 1913 does not list Charles Dunlap's name or the address 261 President Avenue. Intent to Build records 1910-1916 do not list a permit for construction of a house at 261 President Avenue. (Archives)

1915

City Directory lists Charles H. Dunlap, builder, residing at 261 President Ave. (Archives)

1918

City atlas, plate 21, shows the subdivision of the former Lot 198 into three smaller lots. Lot #219, street address 261 President Avenue, contains 5,000 sq. ft. and a house, and is owned by C.H. Dunlap. (Archives)

1924

Assessor's plat card indicates that Plat 41, Lot 219 was owned by Charles H. and Doris B. Dunlap. (Assessor's Office)

1947-1948

Assessor's plat card indicates that Plat 41, Lot 219 was owned by Stanley E. Shein in March 1948, and then by Morris I. and Grace M. Packard in June 1948. (Assessor's Office)

Deed Book 928, Page 352: On November 18, 1947, Charles H. and Doris B. Dunlap sold 261 President Avenue to Stanley E. Shein. (Registry of Deeds)

Deed Book 937, Page 73: On May 14, 1948, Stanley E. Shein sold 261 President Avenue to Morris I. and Grace M. Packard. (Registry of Deeds)

1962

Assessor's plat card indicates that Plat 41, Lot 219 was owned by Joseph K. and Mary R. Payan. (Assessor's Office)

Deed Book 1114, Page 830: On July 6, 1962, Morris I. and Grace M. Packard sold 261 President Avenue to Joseph K. and Mary R. Payan. (Registry of Deeds)

1964

Assessor's plat card indicates that Plat 41, Lot 219 was owned by Charles and Eleanor Elbaum. (Assessor's Office)

Deed Book 1127, Page 611: On September 8, 1964, Joseph K. and Mary R. Payan sold 261 President Avenue to Charles and Eleanor Elbaum, (Registry of Deeds)

1970

Assessor's plat card indicates that Plat 41, Lot 219 was owned by Bruce E. and Doris E. Donovan. (Assessor's Office)

Deed Book 1159, Page 172: On September 25, 1970, Charles and Eleanor Elbaum sold 261 President Avenue to Bruce E. and Doris E. Donovan. The Donovans currently own the house. (Registry of Deeds)