

**PPS RECORDS FOR
32 ASTRAL AVENUE
PLAT 7, LOT 130**

**MORTON AND PEARLE BOROD HOUSE
J.A. Meyer & Sons, Inc., Builders
Built 1936-1937**

DESIGNATIONS

32 Astral Avenue is not located either in a historic district listed on the National Register of Historic Places, or in any local historic district 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 7 identifies 32 Astral Avenue as Lot 130, a rectangular lot on the west side of the street, with 50 feet of street frontage and a total area of 4,000 sq.ft.

Chain of title card for AP 7, Lot 130 – ASTRAL AVENUE:

Henry Mastin (1/3) and Alice J. Burke (2/3) owned the property as of February 1, 1912
James T. Hurley (1/3) and Alice J. Burke (2/3) owned the property as of June 14, 1913
Alice J. Burke, wife of Peter W. Burke (2/3) and Frank J. Burke (1/3) owned the property
as of November 2, 1914

David Blair and wife Alice L. Blair owned the property as of January 2, 1918

J.A. Meyer & Son Inc. owned the property as of February 1927

Morton Borod and wife Pearle Borod owned the property as of March 1938

Rose Goldenberg and Sarah Levin owned the property as of December 1944

Rose Goldenberg owned the property as of May 1947

Joseph Vileno Jr. and wife Beverly Vileno owned the property as of August 16, 1978

(refers to Deed Book 1207/Page 304)

Beverly Vileno owned the property as of October 5, 1993 (refers to DB 2828/182)

According to the Assessor's computerized data base, the current owners are Aram Joseph Vileno and Dyanne Vileno.

Maps and Atlases (Archives and Registry of Deeds)

Maps indicate that the house was constructed sometime between 1937 and 1951, on a lot in the Resident Plat.

1911: "Resident Plat, by Frank E. Waterman, February 1911," recorded in Plat Book 31 (no page number indicated) and copied on card 980. This map shows house lots along Astral Avenue and Morrison Street, which at the time were new, perpendicular streets laid out just northwest of the intersection of Sessions Street and Cole Avenue. Astral Avenue runs northward from Sessions. The future site of 32 Astral Avenue is numbered Lot 8, with 50 feet of street frontage and 80 feet in depth, for a total area of 4,000 sq.ft.

1937: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 23, shows the future site of 32 Astral Avenue as a vacant lot of 4,000 sq.ft., owned by D. Blair et ux. The map also refers to the Resident Plat on plat card 980. (*Archives*)

1951: "Sanborn Fire Insurance Co. Maps of Providence," Vol. II, Page 74, shows the house at "30-32" Astral Avenue. Neither the owner name nor lot size are indicated; however this map shows the footprint of a wood-frame house, 2 stories tall, with an attached 1-story garage on its north side.

Deeds (Registry of Deeds)

Deeds indicate that the property was a vacant lot when David Blair acquired it in 1917. When Blair sold the property to J.A. Meyer & Sons in September 1936, the deed referred to "buildings and improvements," but an Intent to Build application was not filed (by Meyer) until in October of that year, and directories do not confirm a house on the lot before 1937. Therefore, whatever had been constructed on the lot during Blair's ownership, the house cannot be attributed to him.

Deed Book 572/Page 205: On October 31, 1917, Alice J. Burke, wife of Peter W. Burke, and Frank J. Burke, husband of Mary E. Burke, all of Providence, sold to David Blair and wife Alice L. Blair of Providence, Lots #4, 5, 20, 21, and 8 in the "Resident Plat by Frank E. Waterman, February 1911 (Plat Book 31, Page 55, copied on card 980)." The deed refers to Alice Burke's right and title to these properties by deed from Fred W. Perkins, Commissioner, on June 15, 1914 (DB 541/456), and to Frank J. Burke's right and title by deed from Alice J. Burke dated June 19, 1914 (DB 549/11).

DB 792/469: On September 30, 1926, David Blair and wife Alice L. Blair of Providence sold to J.A. Meyer & Sons, Inc., for \$10, a lot with buildings and improvements on the west side of Astral Avenue, being Lot #8 in the Resident Plat (Plat Book 31, Page 55, copied on card 980). This transaction also included Lot #17 in the same plat, on the east side of Astral Ave.

DB 807/137: On November 2, 1937, J.A. Meyer & Sons, Inc., sold to Morton Borod and wife Pearle Borod of Pawtucket, for \$10, Lot #8 in the Resident Plat (Plat Book 31, Page 55, copied on card 980), on the west side of Astral Avenue, with all buildings and improvements thereon. The lot measured 50 feet on Astral Avenue and 80 feet deep.

Intent to Build Permits (Archives)

These records indicate that a building permit was applied for in late 1936; however directories indicate that the house wasn't completed until 1937.

Application #38590, dated October 7, 1936, to build a house on Plat 7, Lot 130 on Astral Avenue, by J.A. Meyer & Sons per J.A. Meyer.

Directories (Archives)

Directories indicate that the house was standing as of 1937 and occupied as of 1938. The house is named for its first owner occupants, Morton and Pearle Borod.

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.

1937 30 Astral Avenue – vacant (no listing for 32 Astral)

1938 32 Astral Avenue – Morton Borod (no listing for 30 Astral)

Research compiled by Kathryn J. Cavanaugh

January 2010