

Providence Preservation Society

Records of

211 Butler Avenue

Plat 41

Assessors lot 19

Plat lot

Built in 1913 for Elizabeth Upham Yates

1862 Blackstone Park Plat was surveyed and platted by C.E. Paine. It was recorded with the Providence Office of Land Evidences in Plat Book 2.20½, and on Plat Card 64.

1882 Atlas of Providence shows the area on Butler Avenue between Rhode Island and Angell Sts. was divided into two lots. B.F. Almey is listed as the owner. No house is shown on these lots. (see map attached)

1889 January 21. Recorded in Deed Book 349.290 Bailey F. Evans and Caleb Seagrave current owners of these lots sold to Sarah E. Usher for \$2046.99 a portion of lot 27 described as being the lot on the corner of Rhode Island and Butler Avenues measuring 114.04' on Butler; 40.82' bounding on lot 28; 100' bounding on another portion of lot 27 to Rhode Island Avenue; thence bounding on Rhode Island Avenue 95.64' to the point and place of beginning. The lot contained 6823 square feet, more or less.

1890 March 4. Deed Book 355.484 Evans and Seagrave conveyed to Sarah E. Usher additional land adjoining the land previously purchased containing 3000 square feet. This parcel was another portion of lot 27.

1893 Plat Card 672 shows the replatting of this area. It also shows the Usher house as having been built on the corner of Butler and Rhode Island Avenues. (see enclosed)

1895 See attached copy of Atlas

1908 See attached copy of Atlas

1913 March 13. Deed Book 534.375 Sarah E. Usher, unmarried, sold to Elizabeth Upham Yates for \$1.00 and other considerations a portion of Usher's large corner lot measuring 72' X 74' X 36' on Butler Avenue. Also granted was a right of way through adjoining land on the south side of the land conveyed. The transaction was made with the "understanding, agreement and consent" that no extension shall be made on the southerly side of the house to be erected.

House Directories from 1909 to 1915 show that Herbert Almy lived at 205 Butler. At 209 lived F.J. Anthony, a draughtsman; Mrs. Louise M. Hall; Sarah E. Usher (fancy goods business); and Elizabeth Upham Yates.

Usher and Yates went on living at the same address (209) after Yates purchased and built on the adjoining land (indicating rental property).

1913 (continued) Apparently no "Intent to Build" was filed with the City for this house as none can be located at this time, either under the name of Yates or Usher. Although, on April 17, 1913 Sarah Usher filed an "intent" to make additions to her house at 209 Butler.

1913 Tax Ledger shows that Sarah Usher owned lots 27 and 262 on Plat 41. Both lots held houses. Elizabeth Yates was not listed as a property owner.

1913 Tax Ledgers show Usher still owned the same lots but the value of the land on lot 262 was reduced. This indicates a division of land.

Yates is listed as owning Plat Lot 41-19. The land was valued at \$1,700 and the building at \$2,000. A portion of Lot 19 was created from lots 27 and 262.

Note: The house standing at 211 Butler Ave. on assessors lot #19 was divided from the large lot situated at the corner of Butler and R.I. Avenues. This lot contained 9823 sq. ft. The house was built on the Butler Avenue side of #209 Butler and the garage built on the R.I. Ave. side.

1914 The Providence Directory just lists this address. Resident was Gerald M. Richmond, investments and securities business located at 532 Grosvenor Building.

1918 April 25. Deed Book 576.102 Sarah E. Usher conveyed to Elizabeth Upham a portion of lots 27 and 262 forming present lot #19 and being the section of the lot fronting R.I. Ave.

May 8. An "Intent to Build" certificate (#758) was issued to E.U. Yates of Butler Avenue to build a one-story wood garage on Rhode Island Avenue.

April 25. Recorded in Deed Book 665.234 on October 15, 1924. A corrective deed was made between Usher and Yates to take the place of and correct the previous deed. (See Deed Book 534.375) This deed clarified boundary lines.

1936 April 8. Recorded in Deed Book 789.348 at 1:30 p.m. An irrevocable trust agreement was made between Elizabeth Upham Yates and Ada L. Sawyer transferring to Sawyer, as trustee, specific savings and checking accounts, securities and the Butler and Rhode Island Avenue real estate. Sawyer was appointed to manage the property. Yates moved to Round Pond, Maine, to live with his nieces Alice and Marcia Fountain.

This trust was made with the intention of creating a situation to provide comfortable care and support for Yates, her sister Sarah Yates Comery, and her nieces Marcia and Alice. (For further details see Deed Book 789.348.

1943 May 27. Deed Book 853.463 Ada L. Sawyer to the Bethany Home that certain right of way recorded in Deed Book 665.234.

1944 August 15. Deed Book 869.90 Ada L. Sawyer sold the property to William W. Dempster.

1987 July 23. Recorded in Deed Book 1628.120 at 10:15 a.m. Edith Smith Mungall of Pennsylvania and Emily G. Isaacson of Cranston, R.I., under the will of Dorothy Dempster Smith a.k.a. Dorothy Williams Smith (June, 1984), sold said property to Thomas and Marian T. Chester of 215 Butler Avenue.

Residents of the property are as follows:

1914 The property was rented to Gerald M. Richmond, investments and securities business.

1922 Usher and Yates remained at #209 Butler. 211 Butler was occupied by Charles C. Young, manager at 28 North Main St. Businesses listed at this address were: Aguilder; The National Aniline & Chemical Co.; and T.H. Bliss, Real Estate.

1928 By this time Sarah Usher was no longer listed. Elizabeth Yates had moved to Plantations Club. Albert Schmid and his wife Louise were renting this property. He was a cutler at J.M. Schmid & Sons Cutlery, 106 Westminster St.

1937 Brenton Smith (Dorothy D.); Insurance Agent

1944 Wm. Dempster, owner, was Sec.-Treasurer of the Providence Mortgage Corp., and lived at 182 Butler Ave. The Smiths, who purchased the property in 1955, continued to live there until 1984.

1988 Thomas and Marion T. Chester



EXPLANATIONS.

	Brick or Stone built by
	Frame built by
	Shingles, Sheeps, etc.
	Water pipes
	Fire hydrant
	Shows the Plate
	Cast-iron sewer
	Iron sewer
	Sewers
	Steam Railroad
	Street numbers & Ward lines

Scale 300 feet to the inch

0 300 600 900

Plate 4

Replatted August, 1893.

copy of
Plat Card

612

THESE sixty-one lots offer exceptional chances for residence and investment. Fronting on the new Park and in close proximity to the Botanic Garden. Convenient to lines of both Cable Tramway and Electric Cars and within twenty minutes walk of Market Square. The most healthy location of the city, by actual statistics of Sickness, Deaths and Inquiries in every particular desirable. The sizes and terms will be made to suit purchaser's convenience. All particulars and copies of this map may be had upon application at the office of

SAMUEL A. NIGHTINGALE,

Real Estate, Mortgages and Insurance,

1 Custom House Street,

PROVIDENCE, R. I.

