

RECORDS OF 532 CHALKSTONE AVENUE

Providence, R.I.

Plat 69

Built ca. 1867, Daniel McDuff

Lot 535

The structure has been numbered 532 Chalkstone Avenue since 1895. Prior to that it was numbered 286 Chalkstone (1884-1893) and 66 Chalkstone (1874-1883). The Providence Directory of 1868 lists "Martin, near Smith, North Providence."

- 1858 On November 11, 1858, Daniel McDuff, laborer, bought the property from the assignees of the estate of Zachariah Allen, George C. Nightingale and William M. Bailey. He paid the sum of \$267.50. The property was on the south side of Martin Street, later to become Chalkstone Avenue, in North Providence. The lot is described as "Lot Seven (7) in the 'Plat of Lots of A.C. Smith on Smith's Hill, August 28, 1858.'" The deed was recorded on November 23, 1858. (Deed Book 267:11)
- 1868 The Providence Directory lists the following information that is relevant to the history of 532 Chalkstone:
- 1868 McDuff, Daniel, laborer, h., Martin, n. Smith, N. Providence
 - 1874-1883 McDuff, Daniel, laborer, h., 66 Chalkstone
 - 1884-1885 McDuff, Daniel, laborer, 286 Chalkstone
- 1886 Daniel McDuff died on January 19, 1886, in Providence, at the age of 58. His wife, Elizabeth, inherited the property. At this time it was 286 Chalkstone Avenue. (Probate Docket Number A14854)
- 1917 Elizabeth McDuff died on October 31, 1917, at the age of 83. The administrator of her estate was her son, Frank McDuff, of Providence. The listed heirs were: James E. McDuff (son), of Providence; Arthur McDuff (son), of Rhode Island; J.J. Tierney (daughter), of Providence; Jane V. Bailey (daughter), of Massachusetts; Michael McDuff (son), of Boston; Elizabeth Kean (daughter), of Boston; Daniel McDuff (son), of Boston; Mary A. McDuff (daughter), of Rhode Island; and Frank McDuff (son), of Providence.
- 1921 Among her property was 532 Chalkstone Avenue. It is unclear who specifically inherited the property. It is known that Michael A. McDuff deeded the property to Irene B. McDuff. The deed states "same as conveyed to Daniel McDuff by deed date 11/58 in Deed Book 267:11 and devised by his last will to my mother Elizabeth, late of Providence, deceased intestate, and inherited by her as to an undivided 1/9th part, thereof and from my brother Arthur McDuff, late of said Providence, deceased

intestate as to an undivided 1/72cd part." The deed was recorded August 13, 1921, for a consideration of \$10.00. (Deed Book 610:338)

- 1922 This deed did not stand, however, On April 12, 1922, the property was sold to Peter and Daniel Chakoian, of Providence. They bought it for the sum of \$3,350, from Kenneth J. Tanner, Commissioner. This was the result of a decree entered October 15, 1921, in the Superior Court of Rhode Island, County Providence, in a suit of equity entitled "Jane V. Bailey vs. Frank McDuff, et als., Equity Number 5498." The property is described as the same lot deeded to Daniel McDuff, by deed dated November 11, 1858, recorded in Deed Book 267:11. (Deed Book 621:147)

The Providence Directory lists the following information that is relevent to the history of 532 Chalkstone Avenue:

1886-1893	McDuff, Elizabeth, widow, 286 Chalkstone Avenue
1894-1915	McDuff, Elizabeth, widow, 532 Chalkstone Avenue
1915-1926	No listing for 532 Chalkstone Avenue
1927-1928	Chakoian, Daniel, laborer Chakoian, Peter, helper

- 1926 On the 12th of January, 1926, Peter Chakoian executed a deed conveying to Daniel Chakoian "all my right, title, and interest in 1/2 individual interest..."for a sum of \$10.00 the property at 532 Chalkstone Avenue. The lot is described as being on the south side of Martin Street, later to become Chalkstone Avenue, in North Providence, and is "Lot Number Seven (7) in the "Plat of Lots of A.C. Smith on Smith's Hill, August 28, 1858.'" The deed was recorded on January 13, 1926. (Deed Book 684:5)
- 1938 On the 1st of June, 1938, Daniel Chakoian had Margaret Chakoian, his wife, added to the deed. (Deed Book 814:122)
- 1958 On the 12th of January, 1958, Daniel Chakoian died. Provisions of the will left the entire estate to his wife, Margaret. (Probate Docket Number 59628)
- 1976 On the 21st of February, 1976, Margaret Chakoian deeded the property to her sons, George and Jack Chakoian (of Lincoln, Rhode Island) and Anthony Chakoian (of Massachusetts). The lot is still given as "Lot Seven (7) in the 'Plat of Lots of A.C. Smith on Smith's Hill, August 28, 1858.'" The description is "southerly side of Chalkstone Avenue (formerly Martin Street) and is triangular in shape.....bounds northerly on said Chalkstone Avenue on which it measures 102.5 feet

on land.....of Adeline Sears on which it measures 111.46 feet; southerly, in small part, on Wayne Street about 3 feet and southwesterly and westerly on Nolan Street on which it measures 148 feet." (Deed Book 1190:651)

1979 On the 10th of October, 1979, George, Jack, and Anthony Chakoian deeded the property to Robert Eposito. The lot is "Lot Seven (7) in the 'Plat of Lots of A.C. Smith on Smith's Hill, August 28, 1858.'" "The description is still "southerly side of Chalkstone Avenue (formerly Martin Avenue) and is triangular in shape..... bounds northerly on said Chalkstone Avenue on which it measures 102.5 feet on land.....of Adeline Sears on which it measures 111.46 feet; southerly, in small part, on Wayne Street about 3 feet and southwesterly and westerly on Nolan Street on which it measures 148 feet." (Deed Book 1216:107)

Prepared by Stephanie T. Keating
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