

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 40
Lot 69

#11 Clarendon Avenue.....wood

The Ambey McCune House
Built ca.1867
Moved 1884 by Michael Day

Most early Providence City Directories refer to the street address of this house as "Clarendon, near Cole". These referances are found up until 1897-1898. During the year 1898 there is a directory listing for #1 Clarendon Avenue that appears to be this house. Directory entries for the years 1900 through 1903 use the street address #6 Clarendon, since 1907 the street number has been 11.

The relationship of three lots on Clarendon is particularly important to the understanding of the history of this structure. The current City Tax Assessor's plat shows lots #69, 70 and 71 on Plat 40 all laid out at right angles to the street line, while the Assessor's plat map for 1902 shows that lot #70 had previously laid parallel to the street with lot #71 laid out just south of it and with no street frontage at all. These lot numbers are those used in the City Tax Ledgers which are the primary documents on which the dating and attribution of this house are based. The original land evidence plat map, recorded in 1860, shows the three lots all perpendicular to the street line and numbers them 17, 18 and 19. See attached maps.

- 1860 "Plat of the Grotto Reserve", surveyed and platted by Charles E. Paine, was recorded October 3rd in Plat Book 5, page 6, and on Plat Card 143. The structure, as it is located today, stands on lot #17 on this plat. Evidence that will be presented below suggests that the house was originally built on lot #19.
- 1860 Allyn V. Dike of Providence, acting as trustee for himself and his heirs, conveyed property to Ambey McCune(male) of Providence for the sum of \$118.00. The land was described as, "two certain lots of land both situate in the easterly part of said city of Providence, laid out and described as lots 18 and 19 in section B on the plat of 'Grotto Reserve...'. Said lots both front on Clarendon Street(sic) whereon they measure 40' each and extend back from said street 100'." There is no mention of any structures in this deed. (Deed Book 157:211).
- 1867 The City of Providence Tax Ledger(Ledger Serie B, Book 3, page 296, Ambey McCune) shows a structure located on lot #71 taxed at a value of \$100.00. There was no structure taxed on lot #70 at that time.
- 1870 Ambey McCune and his wife Jane McCune conveyed the property to Michael Gibney(also spelled Givney) for the sum of \$700.00. The property, by now including at least one structure, was described as, "two certain lots of land with the dwelling house and other buildings and improvements situated on the southerly side of Clarendon Street...laid out and delineated as lots 18 and 19 in section B...". The dimensions of each lot remained 40' by 100'. (Deed Book 189:496).

- 1870 The City of Providence Tax Ledger(Ledger Series B, Book 2, page 303, Michael Givney) shows both lots 70 and 71 taxed to Michael Givney. There is a structure(or poss. structures) on lot 71 that is taxed at a value of \$500.00. This entry was dated June 30th, 1870. On the 1st of June 1871 the value of the structure(s) on lot 71 was decreased to \$300.00.
- 1872 Michael Gibney and his wife Mary Gibney conveyed to Francis Farrell of Providence "all my right, title and interest in and to the one half front part of two certain lots of land which was(sic) conveyed to me by deed from Amby McCune....Each of said lots measures on said street(Clarendon) 40' and holding that width extends back 50', the number of said lots...being 18 and 19." The transfer was for the land fronting on Clarendon, on which there had previously been no taxable structure. On the date of the transfer, June 15, 1872, the Tax Ledger entry(Ledger Series B, Book 2, page 224, Francis Farrell) shows a structure taxed at \$200.00. By November 1st of that same year the value of the structure(s) had increased to \$400.00. Michael Givney (Gibney) continued to own the back section of the two lots including a structure taxed at \$300.00 (Ledger Series C, Book 3, page 25, Francis Farrell also, Ledger Series C, Book 3, page 147, Michael Gibney). On September 16, 1874 Francis Farrell recorded a Notice of Intention to Build a structure "on Clarendon Street, between Cole and Butler Avenues"(Prov. Intentions to Build, #3497). It is not clear how this relates to the property Farrell purchased from Gibney. At the time of the transfer Farrell had paid Gibney \$730.00 for the property which had been taxed to Gibney for \$40.00 and was later taxed to Farrell for \$320.00. (Deed Book 238:31).
- 1873 Michael Gibney conveyed the remaining portions of the two lots to Michael Day of Providence for the sum of \$1242.00. The property was described as follows: "that lot or parcel of land with the cottage house and other improvements thereon, situate in the northeasterly part of Providence southerly from Clarendon Avenue and bounded northerly on land heretofore sold and conveyed by me to Francis Farrell...on which it measures 80' and extends back therefrom 50', holding the width of 80'. Comprising the southerly one half part of lots number 18 and 19...on that plat called 'Grotto Reserve...'. The property, as it was transfered to Day was taxed at \$340.00 of which \$300.00 represented structures.(Ledger Series C, Book 2, page 391, Michael Day). (Deed Book 242:355).
- 1874 During this year Michael Day purchased four additional lots near the corner of Cole and Clarendon from James Gill of Providence. The property was described as, "Comprising lots number 14, 15, 16, and 17 as laid out and delineated on that plat called 'Grotto Reserve Plat' ...being the same land conveyed to me(James Gill) by deed from Joseph Buckley dated December 31, 1872 and recorded in Deed Book 238 at page 318...". (Deed Book 247:409). Buckley had recieved the same lots from Albyn V. Dike in a deed dated June 28, 1860. (Deed Book 159:239).
- 1875 The G.M.Hopkins City Atlas of Providence, vol. I, plate I, shows only two structures on Clarendon Avenue, both are located on lot 19 of the Grotto Reserve Plat. The house on the front of the lot is noted as owned by Francis Farrel while that on the back part of the lot is noted as

owned by Michael Day. Lots number 14, 15, 16 and 17 are also part of Michael Day's holdings.

1884 On the 12th of July two notes were added to the Tax Ledger entries under the name of Michael Day. The first, following the entry for lot #69 which at the time had no taxable structures, noted, "see below - building added". The second, following the entry for lot #71 which at the time has a structure or structures taxed at \$300.00, noted, "see below - building off". In the new entry, dated July 12, 1884, lot #69 showed a structure(s) taxed at \$500.00 while lot #71 showed no taxable structures. As recently as the 1882 G.M.Hopkins City Atlas of Providence, plate 4, both structures had been shown on what was lot #19 on the Grotto Reserve Plat. The 1895 Everts and Richards Topographical Atlas of Providence County, plate 6, shows the structure that had been attributed to Francis Farrell since 1875 but for the first time the second structure is no longer at the rear of that lot, rather it is located on lot #17, fronting directly on Clarendon Avenue. The coincidence of the date, July 12, 1884 for the removal of one building and the erecting of another is not conclusive evidence that the entries represent the moving of a single structure, however it is evidence too strong to ignore. These tax documents when combined with the date suggested by the house itself has served as the basis of the dating and attribution for this structure. (Ledger Series D, Book 3, page 163, Michael Day).

**** It is difficult to trace this particular piece of property in the Providence City Directories since entries do not always give street numbers, and since the house was not always occupied by the property owner. The following information that relates to #11 Clarendon Avenue has been taken from City Directories for the years between 1870 and 1905: (years omitted provided no information relative to #11)

- 1870 Michael Givney, laborer, house near 29 Randall
- 1871 Michael Givney, laborer, house Cole near Lincoln
- 1872-73 Michael Givney, laborer, house Cole near Clarendon
- 1876-80 Michael Day, laborer, Clarendon Ave., near Cole
- 1891 Bridget Farrell, widow of Francis, Clarendon near Cole
- Alfred Grisby, laborer, Clarendon Ave.
- Nils Olsen, cutter 122 Westminster, house Clarendon corner of Cole
- George L. Purnell, Clarendon
- 1892 Nils Olsen, corner of Cole
- Bridget Farrell, house near Cole
- *David Woods, laborer, house near Cole
- Alfred Grisby, laborer, #0 Clarendon
- George L. Purnell, laborer, #0 Clarendon
- 1893 Benjamin W. Purnell, laborer #0 Clarendon
- William A. Purnell, laborer, boards #0 Clarendon
- Nils Olsen, corner Cole Ave.
- Bridget Farrell, near Cole
- *David Woods, laborer, near Cole
- Alfred Grisby, laborer, #0 Clarendon
- George L. Purnell, laborer, #0 Clarendon

* indicates entry most likely corresponding to #11 Clarendon

1894 *Swan Stromberg, laborer, Clarendon
*David Woods, laborer, Clarendon
1895-97 Bridget Farrell, widow, near Cole
*Swan Stromberg, laborer, Clarendon
Alfred Grisby, laborer, Clarendon
George L. Purnell, laborer, Clarendon
1898 *Swan Stromberg, laborer, #1 Clarendon
*Nelson Richter, laborer, boards #1 Clarendon
Bridget Farrell, #5 Clarendon
1900-01 *John Hornby, carpenter, #6 Clarendon
Bridget Farrell, #10 Clarendon
1903 *John J. McInerney, teamster, #6 Clarendon
Bridget Farrell, #10 Clarendon
1905 * #6 vacant
Miss Mary Farrell, #10 Clarendon

1904 On the 14th of September Michael Day, now living in Cranston, conveyed the property to Mamuel C. Nunes and Drutheria G. Nunes his wife, both of Providence. The property was described as, "that certain lot or tract of land with all the buildings and improvements thereon...designated and described as lot number 17 on that plat entitled 'Grotto Reserve' ...Also a certain other tract...with all the improvements thereon ...being the southerly one half part of lots numbered 18 and 19 as laid out...on that plat...". (Deed Book 462:390). The Providence City Directories indicate that Mamuel Nunes lived in the house from 1907 until 1911.

1913 Mamuel C. and Drutheria G. Nunes of Providence conveyed the property to Robert H. Dundas of Providence, including all of lot 17 and the southerly part of lots 18 and 19. (Deed Book 534:325).

1923 In two deeds recorded on the 20th of August Robert H. Dundas conveyed the property to Charles F. Fitzpatrick of East Providence who then immediatly conveyed it back to Robert H. Dundas and Nannie J. Dundas, both of Providence, as joint tenants. This execution represents a method of land transfer often called a straw sale and served only to change the owners recorded on the deeds. (Deed Book 644:210 and 211).

1943 Nannie J. Dundas died in Providence on the 27th of September at age 84. Robert H. Dundas had apparently died sometime before and she as the last surviving joint tenant had inherited the property on Clarendon Avenue. She left no named heirs or relatives and her will left all her possessions to her neighbor, William H. Mitchell who also served as executor of the estate. The will gives Mitchell's residence as #207 Cole Avenue, however a claim that Mitchell submitted to the estate in April of 1944 which asked reimbursement "for his service in taking care of the furnace fire and lawn from 1937 through 1943 at the rate of \$100.00 per year, equall to \$700.00" listed his address as #11 Clarendon Avenue. (Prov. Probate Case #44883).

**** For the years between 1913 and 1977 the Providence City Directories indicate the following residents for #11 Clarendon Avenue:

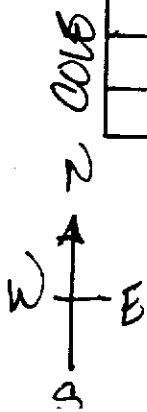
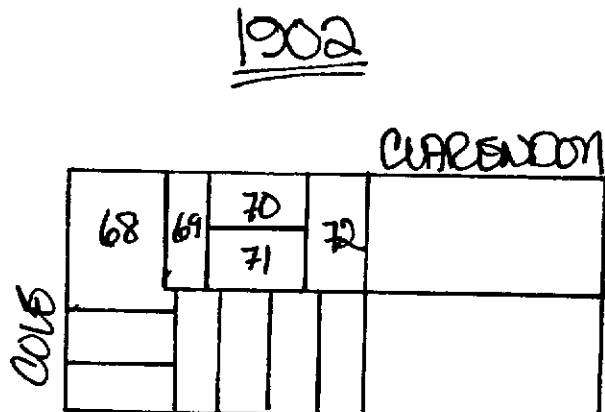
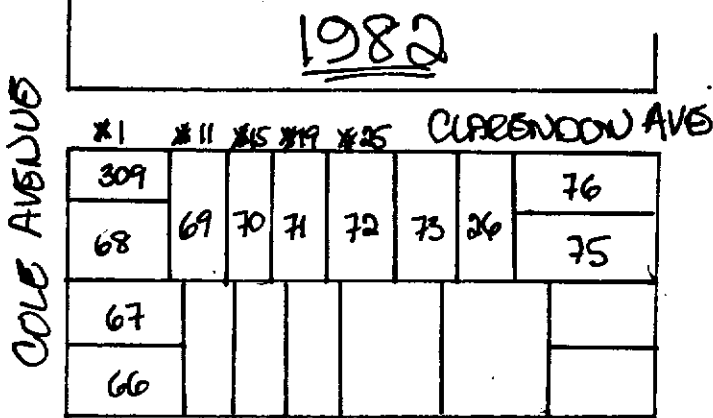
1913-15 William S. Hopkins, teamster

1917 William S. Hopkins, teamster
Miss M.H. Hopkins, boards
1919-20 Alson S. Almada, mechanic
1921-32 Robert H. Dundas, stableman, then gardner
1933 Frank L. Jackson
Robert H. Dundas, gardner
1935 Robert H. Dundas, gardner
1937 -vacant-
1938-43 Nannie J. Dundas
1944 -vacant-
1945-60 William H. Mitchell
1961-62 -vacant-
1963-64 Philip A. Mazel
1965 Mrs Glenna Mazel
1966 -no return-
1967-71 Francis A. Gould
1972 -vacant-
1974-76 James Centracchil
1977 Mrs Annette Jackson

1961 William Henry Mitchell died in Providence on the 21st of February at age 84. He was survived by one daughter, Annette E. Jackson (Mrs. John) and a grandson, John Emery Jackson, Jr., both of Bedford Hills, New York. His will left all his estate, both real and personal to his daughter who is the present owner of the property, (Prov. Probate Case #62170).

Prepared by,
Ann C. Street
May, 1983

CITY OF PROVIDENCE TAX ASSESSOR'S PLAT MAPS, 1902 and 1982, Plat 40

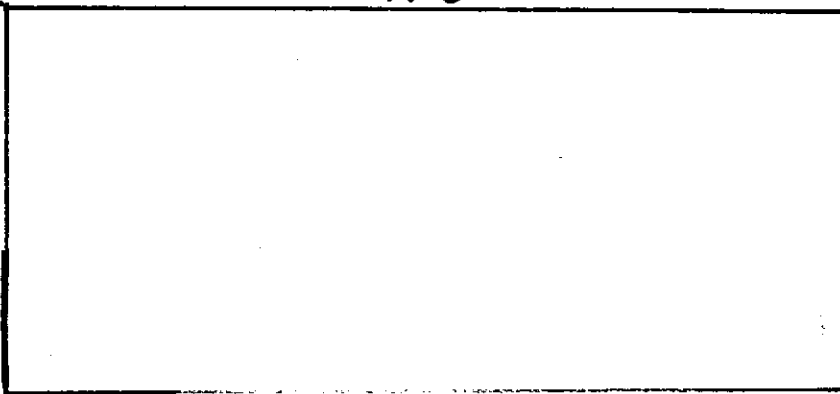


DO NOT SCALE

A Portion of "GROTTO RESERVE PLAT", surveyed and platted May 1860

By Charles E. Paine, Recorded October 3, 1860
in Plat Book 5, page 6 and on Plat Card 143

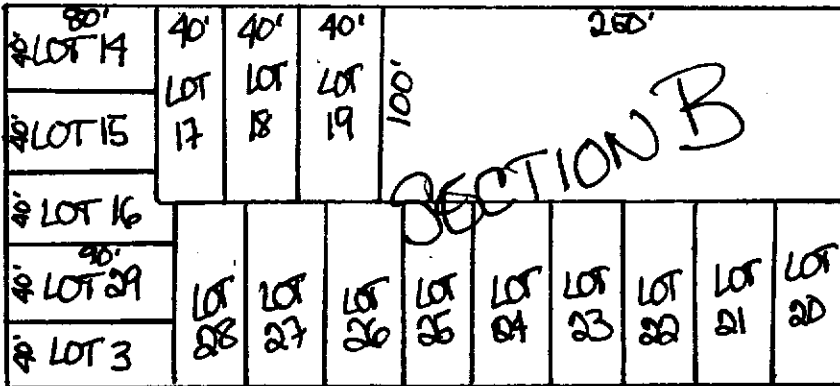
MOUNT AVENUE



AVENUE

CLARENDON AVENUE

COLD AVENUE



SECTION B

LINCOLN AVENUE

BOYD (LATER SURVEY)

