

Providence Preservation Society

Plat 120  
Lot 458  
Previously Lot 88

Records of  
178 Eaton Street

Originally Plat 81  
Lot 23

William M. Harris House  
built 1885

- 1884 October 7 William M. Harris was issued Certificate #2789 to build a 2½ story wood frame dwelling about 35' high on his property located at the southeasterly corner of Eaton Street and Hillwood (now Huxley). This dwelling was to be used as a one family dwelling. Estimated cost \$5000. The address of the builder is listed as 81 Dyer Street. Directories list this Dyer Street address as the business location of Harris Hay, straw and lumber.
- 1884 House Directory shows William M. Harris residing at 19 Oak St.
- 1885 January 1. Tax Ledger 4.398 Series D indicates this land belonging to William M. Harris entitled Plat 81 Lot 23 containing 48,493 sq. ft. was valued at 1½ per sq. ft. with total value listed as \$727. The dwelling was not complete at this time.
- July 11. Ledger 4.398 Series D shows the same land value plus a dwelling valued at \$8,500. Total evaluation is shown as \$9,227.
- Directories show William M. Harris Hay & Straw Co. at 81 Dyer St.; Lumber Co. at 365 Charles St.; house at Eaton St. corner of Hillwood.
- 1889 January 1. Tax Ledger 5.142 Series E shows this land was still valued at \$727.00; house at \$8,500.
- 1892 May 2. Tax Ledger 5.143 Series E shows this 48.493 sq. ft. now valued at 3 per sq. ft. Land value \$1,455; House value \$8,500; Total value being \$9,955.
- 1895-96 Directories list William M. Harris Hay, Straw & Lumber at 77 Dyer St.; Lumber Yard at 363 Charles St. W. M. Harris, Jr.; Lumber and Masons Materials at 546 Atwells Ave. corner Harris Avenue; House at the corner of Eaton and Hillwood.
- 1885-1920 This dwelling was occupied by the Harris family.
- 1919 June 24. Recorded in Deed Book 728.441 John Casey was granted a portion of this large parcel from William M. Harris.
- 1923 A Mortgage Deed given to John Casey by William M. Harris was recorded at the office of the Providence Recorder of Deeds (Deed Book 646.48). Said mortgage was discharged on Nov. 8, 1929 and recorded in Deed Book 728.441.
- 1924 April. This area was replatted by J. A. Latham & Son and recorded at the office of the Providence Recorder of Deeds in Plat Book 37.1 and on Plat Card 1088. It was entitled "Map of Land Belonging to John Casey".

- 1924 September 19. Permit to Build #3054 was issued to John Casey to make a two-family alteration on this wood frame dwelling.
- December 11. Building Permit #4061 was issued to John Casey to erect a new garage.
- 1924-25 House Directory lists the occupants of this dwelling as John Casey, woolsorter, and Edward Casey, Contractor. Also, John F. Oslin, physician.
- 1929 November 19. Deed Book 736.106 John Casey conveyed interest in said property to Edward J. Casey.
- 1931-70 Providence Directories list occupants as Isadore Trotsky (Trotsky Metal Products).
- 1934 May 29. Building Permit #916 was issued to Jennie Trotsky to "top out" a chimney.
- 1935 October 23. Permit #2290 was issued to Jennie Trotsky to build a cinder block two-car garage.
- 1945 June 21. Permit # 484 was issued to Jennie Trotsky to add and remove iron bearing partitions. Domenic Di Napoli was the architect.
- 1947 Probate #49658 Name Change: Norman and Theodore Trotsky to Trosby.
- 1958 August 27. Permit #1070 was issued to Isadore Trotsky to enlarge a window to be used as a fire escape. Columbus Iron Works is listed as the builder.
- 1960-69 The property was occupied by Isadore Trotsky (associated with Beauty Supply Co. and Trotsky Metal Products).
- 1970-71 The property is listed as being vacant.
- 1971 November 4. Deed Books 1164.263 and 1164.587 Theodore Trosby and Norman Trosby both of LaJolla, California, conveyed to Paul D. Lynch and Ellan F. Lynch lot 458 on Assessors Plot 120, said lot containing 14,358 square feet.
- 1971 June 21. Permit #381 was issued to Paul Lynch to replace wood gutters. Quinlan Home Construction Co. is listed as the builder.
- 1971-present The property is listed as being occupied by the Lynch family.

Research by:  
Carole B. Pace  
February 1986

"Hillwood"  
W.M. Bailey  
20 <sup>44</sup>/<sub>100</sub> Acres

George H. Corliss  
Prop  
47 <sup>73</sup>/<sub>100</sub> Acres

Bradley  
Joslin  
Bradley Prop  
William Grosvenor Estate  
548,316 Sq Ft

285' 911  
59' 57

ELMHURST ST

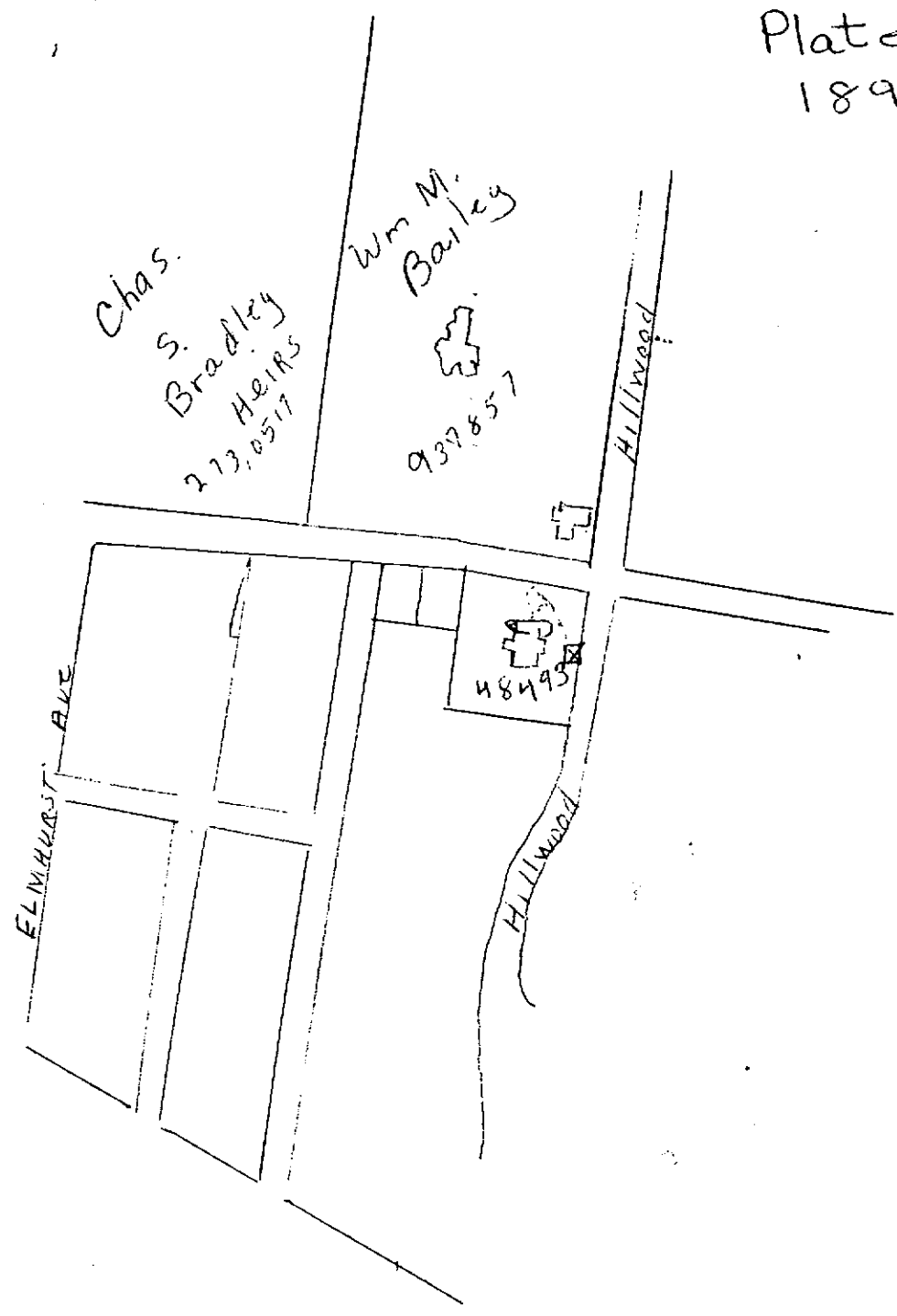
Eaton St

HILLWOOD ST

SMITH ST

"Oaklands"  
Sarah B. Eaton Heirs  
2,219,540 Sq Ft  
50 <sup>95</sup>/<sub>100</sub> Acres

Oakland Ave



Chas.  
S.  
Bradley  
Heirs  
273,0517

Wm M.  
Bailey  
937857

ELMHURST  
AVE

HILLWOOD

48495

937857

273,0517

HILLWOOD

1908 Atlas  
Platel -28

435600  
sq ft

BRADLEY  
ESTATE

House of the  
Good Shepherd  
93082  
sq ft

CITY  
Hospital

Later changed to HUXLEY

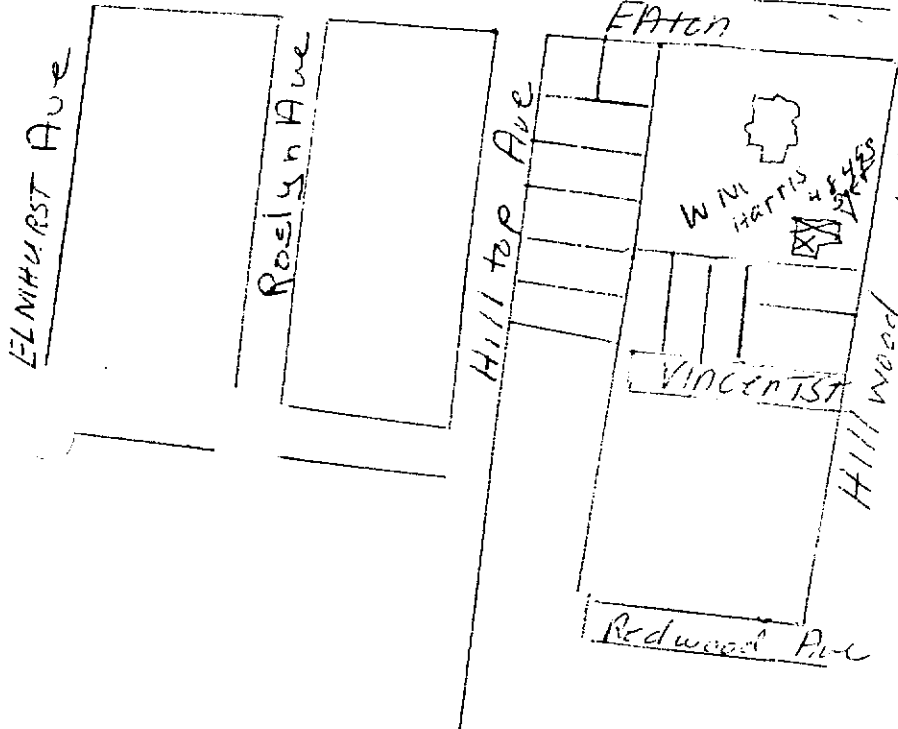
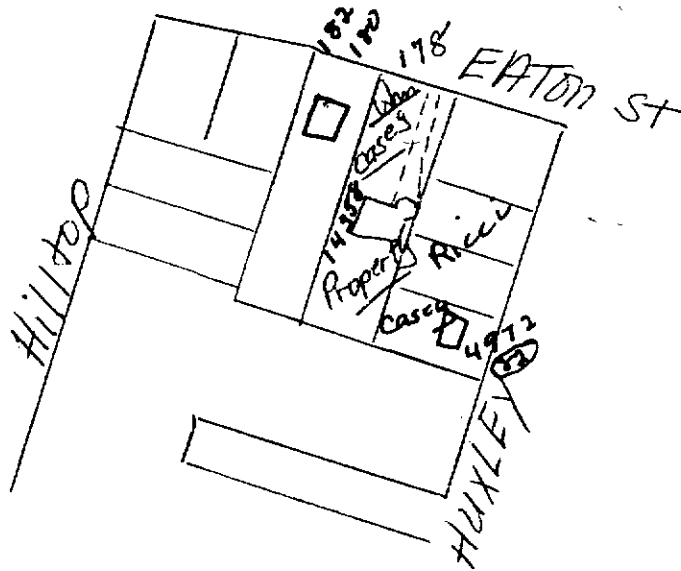
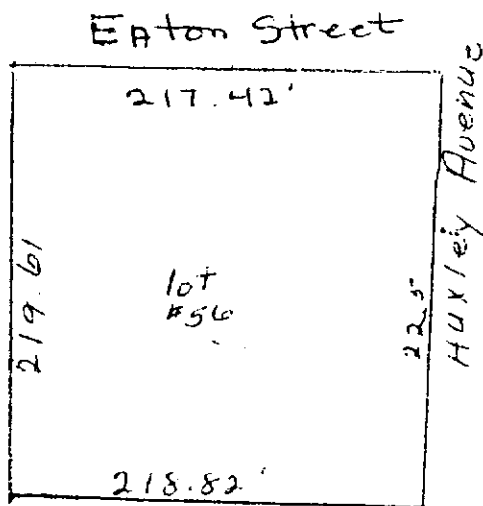


Plate 31  
1926 Atlas





lot # 56 agrees with the deed of William M. Bailey and others to William M. Harris dated May 31, 1884 recorded in Prob Deed Book 328 page 221

This was recorded by William M. Harris and George H. Huddy, attorney - Jonathan Hartley - witness

Area entitled Plat # 1 on equity suit # 5000 on the Superior Court

William M. Harris Jr Et Al vs  
 Frederic R. Harris Et ux  
 drawn by J.A. Latham + Son, Engineers  
 March 1923

Filed March 16, 1923