

PROVIDENCE PRESERVATION SOCIETY

Records of

#445 Eaton Street.....wood

Louis V. & Anna E. Parent House
Built 1900

Plat 85
Lot 215

#543 from 1900 to 1915, from 1917 to date #445 Eaton Street

1887 "Fairlawn Plat of Land Belonging to the Estate of Phebe Allen as surveyed, platted and drawn January 1887 by C.E.Paine" was recorded in Plat Book 17, page 39, and on Plat Card 587. The existing structure at #445 Eaton Street is built on lot #185 of that Plat and is part of a larger parcel assembled by Andrew P. McDonnell from the Estate of Phebe Allen, William Ames of Providence Trustee. (Deed Book 376:134, and others).

1898 On the 1st of May, 1897, Andrew P. McDonnell executed a mortgage to Josiah A. King of Seekonk, Mass.. The Mortgage was recorded April 18, 1898 and included lots 185, 186 and 187 on the Fairlawn Plat. The mortgage was for the sum of \$307.25 and carried interest at 6%. (Mortgage Book 195:324).

1900 On the 15th of January, with Andrew P. McDonnell in default, Josiah A. King, as mortgagee, sold the property at public auction. Anna E. Parent, wife of Louis V. Parent of Providence, was the highest bidder for lots 185 and 186, paying \$380.00. (Deed Book 429:197). Ella Hebden, wife of George B. Hebden of Providence, was highest bidder and purchased lot 187 for the sum of \$325.00. (Deed Book 431:119). Both of these deeds conveyed property that was described as including "improvements", although it is not clear exactly what is intended. The possibility exists that the house at #445 Eaton Street may have been begun, but certainly not finished. Most likely the improvements consisted of city services and other site work.

1900 The records of the Providence Water Board indicate that service commenced at #445 Eaton Street on June 5, 1900.

**** The first Providence City Directory listing for #445 Eaton Street is in the 1901 Directory. D.H.Northup is given as the resident of #445, Louis V. Parent's address is given as #535 Eaton during that same year. The following information relating to the structure is given by the City Directories for the years between 1900 and 1922:
(note changes in street numbering above)

1900	#543	-no listing
	#535	Louis V. Parent, sales man
1901-07	#543	D.H.Northup, motorman
	#535	Louis V. Parent, sales man
1909	#543	Rev. Taplin J. Winslade
	#535	Louis V. Parent
1911	#543	George J. Noonan, florist
		James E. Power, dentist, boards
1913-15	#543	George J. Noonan, florist
		Mary E. Lucey, nurse, boards
		Anastasis G. Power, nurse, boards

1917-22 #445 George J. Noonan, florist
Mary E. Lucey, nurse, boards
Anastasia G. Power, nurse, boards

- 1913 Anna E. Parent died in Providence on the 13th of February at age 59. She was survived by her husband, Louis V. Parent, two daughters, Annie Iola Northup, wife of David H. Northup, and Margueriete A. Adams, wife of George A. Adams, and by one granddaughter, Iola Estelle Northup. Her will left lot #185 on the Fairlawn Plat, where #445 Eaton Street stood, to her husband. Her other property, lot #186 on the same plat, was to be shared equally by her two daughters. (Providence Probate Case #15065).
- 1919 Louis V. Parent died in Providence on the 10th of December at age 70. He was survived by a daughter, Marguerite A. Adams, and by three grandchildren; Iola Estelle Northup, Elbert V. Adams, and George Raymond Adams. His will left lot #185 on Eaton Street to his daughter, Marguerite, for her life time and thereafter to her children. The will specifically gave Marguerite Adams the right to sell the property at any time. (Prov. Probate Case #20817).
- 1921 Iola Estelle Whitman of Providence conveyed an undivided half of lot #186 on the Fairlawn Plat to Marguerite A. Adams also of Providence. "Being a portion of the same premises conveyed to Anna E. Parent, deceased,..and devised by the said Anna E. Parent to the within named grantee and Annie Iola Northup in and by her last will and testament and inherited by the within named grantor as the sole heir at law of said Annie Iola Northup, now deceased." (Deed Book 617:210). With the recording of this deed Marguerite Alice Adams had control of both lots #185, where #445 was located, and lot #186.
- 1938 Iola Estelle Whitman of Prov., and her husband Vernon M. Whitman, quit claimed their right to lot #185 to Marguerite Alice Adams of Gloucester, Rhode Island. This seems to be a formality, since the previous deeds do not suggest that Iola Estelle Whitman still retained any claim to the property. (Deed Book 813:72).
- 1950 In a deed executed on the 10th of September 1943 but not recorded until May 9th, 1950, Marguerite Alice Adams of Gloucester, Rhode Island, in her own right and as executrix of the will of Louis V. Parent, conveyed lot #185 on the Fairlawn Plat, together with all the buildings and improvements thereon, to Joseph Pesare and his wife Agatha Pesare, both of Providence, as joint tenants. Interestingly, Raymond T. O'Neill, Jr., a later owner of the property, witnessed the deed as notary. (Deed Book 966:29).
- 1950 In a deed recorded on the 9th of May, immediately following the previous deed Joseph Pesare and Agatha Pesare conveyed the property to Guido DiPippo of Providence. (Deed Book 966:31).
- 1953 Guido DiPippo and his wife Ethel DiPippo, both of Providence, conveyed the property to Thomas Realty Co., a corporation doing business in Rhode Island. (Deed Book 1017:285).

1955 Thomas Realty Co., a Rhode Island corporation, conveyed the property to Raymond T. O'Neill, Jr. and Paul W. O'Neill, both of Providence. Mary H. O'Neill, acting as treasurer of Thomas Realty, signed the deed. (Deed Book 1041:350).

**** For the years between 1923 and 1982 the Providence City Directories indicate the following residents:

- 1923-32 George E. Adams, clerk, then assistant manager
- 1933 Louis W. Cappelli, lawyer
- 1935-38 Max Swartz, liquors
- 1939-40 Herman Abelson
- 1941-44 Herman Abelson
- Max Swartz
- 1945-50 Joseph Pesare
- 1951-55 Raymond T. O'Neill
- 1956-82 Mrs Mary H. O'Neill, nurse

1982 Raymond T. O'Neill, Jr. of Warwick and Paul W. O'Neill of Somers, Conn., conveyed the property to Gerald J. McCarthy and his wife Lois A. McCarthy, both of Providence, as tenants by the entirety. (Deed Book 1237:1014).

The date of 1900 for the existing structure at #445 Eaton Street is supported by the following information which has been detailed above:

- 1895 Prov. City Atlas does not show the structure.
- 1900 Deed of Mortgage Sale to Anna Parent specifically mentioning improvements.
- 1900 Beginning of water service to the address.
- 1901 First listing in the city directory.
- 1908 First appears on the City Atlas.

Prepared by,
Ann C. Street
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FAIRLAWN PLAT of LAND BELONGING to the ESTATE of PHEBE ALLEN

as surveyed and platted by C.E.Paine, January 1887
recorded in Plat Book 17, page 39 and on Plat Card 587

