

**PPS RECORDS FOR
59 INTERVALE ROAD
PLAT 93, LOT 263**

**PETER J. AND ADA P. MOGAYZEL HOUSE
Built 1963-1965
M. DiBenedetto, Architect
Andreozzi Bros., Builders**

SUMMARY

The Peter J. and Ada P. Mogayzel House was built between 1963-1965 on an 8,500 sq.ft. lot on the south side of Intervale Rd. (A building permit was issued in 1963; construction was completed by 1965.) This site had previously held part of a driveway that provided access to a large estate of over 3 acres (bounded by Blackstone Blvd. and Cole Ave.) with a house, outbuilding, and tennis court all set well back from the street. That estate, with the address 61 Intervale Rd., was owned by Joseph P. and Marie C. Bodell from 1927-1954; Joseph was an investment banker whose firm Bodell & Co. had offices in New York City, Boston, Hartford, and New Haven as well as Providence. The Bodell house was demolished in 1959 to make room for a new development plat (recorded in 1957) called Blackstone Estates, which consisted of 13 house lots arrayed around a cul-de-sac, Linden Drive, which was accessed from Cole Ave. Some records relating to the Bodell estate are included in this report for context.

Note that while 6 different deeds dated between 1935 and 1962 mention buildings and improvements on this 8,500 sq.ft. lot, neither maps nor directories confirm that a house stood on this property prior to 1962, when the lot was purchased by Peter and Ada Mogayzel. However, the driveway that ran through this lot to access the Bodell estate would have been considered an "improvement" in real estate terms.

DESIGNATIONS

59 Intervale Road is a contributing building within the Blackstone Boulevard Realty Plat Historic District (listed on the National Register of Historic Places); it is identified in the inventory as "Peter and Ada Mogazel House, ca. 1963." (Note that primary source records indicate a different spelling for the owners' last name and a slightly later date.)

RECORDS *(All Records were found in Providence City Hall unless otherwise noted).*

Assessor's Plat Maps and Chain of Title Cards (Assessor's Office)

The map for Assessor's Plat 93 identifies 59 Intervale Road, which is the middle of 5 house lots on the south side of Intervale between Cole Avenue and Blackstone Boulevard, as Lot 263. The lot measures 8,500 sq.ft.: 85 ft. on Intervale and on the south side, and 100 ft. on the east and west sides.

Chain of title card for AP 93, Lot 263 – INTERVALE ROAD

Blackstone Boulevard Realty Corp. owned the property as of May 1926.
Marie C. Bodell, wife of Joseph J. Bodell, owned the property as of December 1927.
Joseph J. Bodell owned the property as of January 1936.
Joseph J. Bodell owned 1/20 of the property, and Intervale Co. owned 19/20 of the property, as of June 1946.
Marie C. Bodell owned 1/20 of the property, and Intervale Co. owned 19/20 of the property, as of December 1950. (Refers to Will Book 10/Page 393.)
Samuel P. Lazarus owned the property as of December 1954
Gertrude S. Lazarus owned the property as of December 1957.
Leonard I. Lazarus owned the property as of December 1958.
Peter Mogayzel and wife Ada Mogayzel owned the property as of December 1962.
C. William Myers and wife Helene Myers owned the property as of July 26, 1973.
(Refers to Deed Book 1176/577.)
David Korn and wife Brenda Korn owned the property as of June 29, 1992.
(Refers to DB 2579/231.)

[No entries after 1992.]

According to the Assessor's computerized data base, the current owners are Mark D. Connolly and John-Carlyle M. Standish, who bought the property in June 2008 from David and Brenda Korn (DB 9142/74).

Maps and Atlases (Archives and Registry of Deeds)

Maps indicate that the house was constructed after 1955.

1923: "Blackstone Boulevard Realty Corp. Plat," by W.H.G. Temple, October 1923. This map shows the layout of new streets, including Intervale Road, on the west side of Blackstone Boulevard from Rochambeau Avenue north to Elmgrove Avenue (which was extended north and then east from Rochambeau to the Boulevard). No house lots are shown on this map. (*Registry of Deeds*)

1937: "Plat Book of Providence, R.I." by G.M. Hopkins, p. 23, shows the future site of 59 Intervale Road as an 8,500 sq.ft. vacant lot with a driveway running southward from the street through the center of the lot toward a much larger estate (159,282 sq.ft.) containing a house, outbuilding, and a tennis court. Both lots are owned by Joseph J. Bodell. The smaller lot and the 4 adjacent house lots on the south side of the street in this block of Intervale Rd. are part of the Blackstone Boulevard Realty Corp. Plat, which is referenced on this map. Three of these adjacent lots have houses on them: 41 and 49 Intervale Rd., and 436 Blackstone Blvd. (*Archives*)

1955: "Sanborn Fire Insurance Co. Map, 1921, updated" Vol. 3, p. 99, shows the same conditions illustrated on the 1937 map, although owner names and lot sizes are not indicated. A house has been constructed at 65 Intervale Rd, next door to the future site of 59 Intervale Rd., which remains a vacant lot and provides access to the former Bodell estate to the south, here numbered 61 Intervale Rd. (*Archives*)

1957: "Blackstone Estates Plat, Providence, R.I.," by Henry W. Markoff, engineer, February 1957, recorded in Plat Book 42/Page 22 (no plat card copy). This map shows the layout of a new cul-de-sac, Linden Drive, with 13 house lots around it, occupying the former Bodell estate; the 5 house lots on the south side of Intervale Rd. are also included in this plat. The future site of 59 Intervale Rd. is Lot #4, measuring 8,500 sq.ft. The 4 other house lots fronting on Intervale have owner names on them (as noted above, all 4 had houses standing by this date) but Lot #4 and all of the 13 lots around Linden Drive are available for new construction. (*Registry of Deeds*)

Deeds (Archives)

Deeds indicate that there were no buildings on the property when Marie C. Bodell bought this 8,500 sq.ft. lot from the Blackstone Boulevard Realty Corp. in 1927. Although 6 later deeds (1 in 1935, 1 in 1946, 3 on the same date in 1954, and 1 in 1962) all mention buildings and improvements on this lot, neither maps nor directories confirm that a house stood on this property prior to 1962, when the lot was purchased by Peter and Ada Mogayzel. However, the driveway that ran through this lot to access the Bodell estate would have been considered an "improvement" in real estate terms.

Deed Book 700/Page 237: On June 2, 1927, the Blackstone Boulevard Realty Corp. of Providence sold to Marie Cozzens Bodell, wife of Joseph J. Bodell, for \$100, a parcel of land on the south side of Intervale Road (as laid out on the Blackstone Boulevard Realty Plat of 1923). The parcel was located 175 feet east of Cole Avenue, and measured 85 feet wide on Intervale Rd. and 100 ft. deep (8,500 sq.ft.). The deed included several restrictions: single-family residential use only, until January 1, 1960; and various setback requirements: minimum 20 ft. from the street, minimum 10 ft. from the east and west side lot lines, and minimum 50 ft. from Intervale Rd. for any clothes drying yard or private garage, unless the garage was built into and formed part of a dwelling house.

DB 1078/464: On October 24, 1935, Marie Cozzens Bodell, wife of Joseph J. Bodell, sold to Joseph J. Bodell, for \$1, two parcels of land with buildings and improvements thereon: Parcel 1 on the south side of Intervale Rd., 8,500 sq.ft. (ref. DB 700/237); and Parcel 2 on the west side of Blackstone Blvd. and east side of Cole Ave., 159,282 sq.ft. (ref. DB 696/303 and earlier deeds – see "other deeds related to the Bodell Estate," below). Both parcels were conveyed along with Mrs. Bodell's right, title, and interest to the southern half of Intervale Rd that abutted Parcel 1, and to the western half of Blackstone Blvd. and the eastern half of Cole Ave. that abutted Parcel 2. Both parcels were also subject to the original deed restrictions relative to use and setbacks.

DB 898/40: On April 8, 1946, Joseph J. Bodell of Providence sold to the Intervale Co. of Rhode Island, an undivided 19/20 interest in two parcels of land with buildings and improvements thereon. Parcel 1 was an 8,500 sq.ft. lot on the south side of Intervale Road (ref. DB 700/237), and Parcel 2 was a 159,282 sq.ft. lot on the west side of Blackstone Boulevard and the east side of Cole Ave (ref. DB 642/443 – see below). "Being the same premises conveyed to the grantor by his wife Marie Cozzens Bodell on October 24, 1935."

DB 1029/32: On November 26, 1954, the Intervale Co. of Rhode Island sold to Samuel P. Lazarus of Providence, an undivided 19/20 interest in the same two parcels of land with buildings and improvements as described in DB 898/40.

DB 1029/34: On November 26, 1954, Marie C. Bodell of Providence sold to Samuel P. Lazarus of Providence, an undivided 1/20 interest in the same two parcels of land with buildings and improvements as described in DB 1029/32.

DB 1029/36: On November 26, 1954, Marie C. Bodell, Joseph J. Bodell Jr., and Stanley C. Bodell, all of Providence, as executors under the will of Joseph J. Bodell, deceased, sold to Samuel P. Lazarus of Providence, for \$1, the same two parcels of land with buildings and improvements as described in DB 1029/32 and 34.

DB 1078/464: On June 23, 1958, Gertrude S. Lazarus of Miami, Fl., sold to Leonard I. Lazarus of Warwick, a lot of land (no buildings mentioned) on the south side of Intervale Rd., known as Lot #4 in the Blackstone Estates Plat, Providence, R.I., by Henry W. Markoff, engineer, recorded February 1957 in Plat Book 42/Page 22. (NB: According to other deeds on file, Gertrude S. Lazarus was the wife of Samuel P. Lazarus. No deed was found formally transferring ownership of this lot from Samuel P. Lazarus to Gertrude S. Lazarus, so she may have inherited it from her husband. Leonard I. Lazarus may have been the couple's son.)

DB 1112/1144: On March 7, 1962, Leonard I. Lazarus and wife Arlene F. Lazarus of Warwick sold to Peter Mogayzel and wife Ada Mogayzel of Warren, a parcel with buildings and improvements on the south side of Intervale Road, Lot #4 in the Blackstone Estates Plat.

Other Deeds Related to the Bodell Estate

DB 642/443: On June 13, 1923, William E. Brigham and wife Clara Rust Brigham sold a 157,500.5 sq.ft. parcel on the west side of Blackstone Boulevard and the east side of Cole Ave. to Lucy B. Rogers, with certain restrictions related to use, setbacks, and the allowable new construction of up to 6 houses; restrictions were effective for 30 years. Per an agreement between these parties dated November 23, 1926 and recorded in DB 695/120, the maximum number of new houses that could be built on the property was increased to 8.

DB 695/121: On November 29, 1926, Morgan W. and Lucy B. Rogers sold the 157,500.5 sq.ft. parcel on the west side of Blackstone Boulevard and the east side of Cole Ave. to Mary E. Williams. (The Rogerses also sold to Mrs. Williams an abutting 1,781.5 sq.ft. strip that Lucy Rogers had acquired from the Blackstone Boulevard Realty Corp in 1923: see DB 640/376.) The 1926 city atlas shows a 159,282 sq.ft. vacant lot in this location, owned by Lucy B. Rogers.

DB 696/303: On February 28, 1927, Edward A. and Mary E. Williams sold their two parcels (totaling 159,282 sq.ft.) to Marie C. Bodell, wife of Joseph J. Bodell. This deed references DB 640/376, DB 642/443, and DB 695/121.

Building Permit (Dept of Inspection & Standards)

Permit #523, dated May 29, 1963, issued to Dr. and Mrs. Mogayzel for construction of a single-family house at 59 Intervale Rd (Plat 93/Lot 263). Architect: M. DiBenedetto. Builder: Andreozzi Bros.

Directories (Archives)

The address 59 Intervale Rd. first appears in city directories in 1965 as the home of Peter J. and Ada P. Mogayzel, although it was apparently under construction the previous year.

Providence City Directories were published beginning in 1850. For the first 4 decades, these volumes contained a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name. Residents' professions and business addresses (if any) were noted before home addresses. From 1892-1894 city directories also included a section listing residential buildings by street address, which was later separately published as a House Directory (1895-1935). The notation "(h)" indicates a head of household; "(b)" indicates a boarder.

- 1936-1963 59 Intervale Rd. not listed
- 1964 57 Intervale Rd. under construction [address may be a typo, or may have been changed the next year]
- Mogayzel, Peter J. (Ada P.), dentist, 10 Charles St., Warren, (h) 65 University Ave.
- 1965 59 Intervale Rd – Peter J. Mogayzel (first listing of this address)
- Mogayzel, Peter J. (Ada P.), dentist, Warren, (h) 59 Intervale Rd.

Other Directory Entries Related to the Bodell Estate

- 1936 Bodell, Joseph J. (Marie C.) (Bodell & Co.), 32 Custom House St., (h) 61 Intervale Rd.
Bodell & Co., bankers. Ad on p. 88 indicates the company sold "Investment Bonds, Preferred Stocks & Local Securities," and had other offices on Wall St. in New York City as well as in Hartford, New Haven, and Boston.
- 1954 61 Intervale Rd. – Mrs. Marie C. Bodell
- 1955-1958 61 Intervale Rd. – vacant
- 1959 61 Intervale Rd. not listed [house had apparently been demolished]