

Providence Preservation Society

Records of

225 Morris Avenue
Originally 387 Olney Ave.

Assessors Plat #86
Assessors lot #41
formerly lot #8
lot 41 created from lot 8, 1946

formerly Assessors lot 39
Assessors lot 424
Plat lot 1

Built c.1883
Amos C. Barstow

- 1882 The Providence Atlas published by G. M. Hopkins, civil engineer, shows no building on this property.
- 1883 The Plat of House lots on and near Olney Street belonging to Amos C. Barstow was surveyed and platted by J. A. Latham. In May of 1883 it was recorded at the Providence office of the Recorder of Deeds in Plat Book 21 page 50 and on plat card 688. This plat card shows a house at what is now known as 225 Morris and also a house next door located at the corner of Emeline and Morris. No intention to build was filed with the building inspectors office. (No such notice was required until 1923)
- 1888 May. Tax Ledger 1.316 Series D indicates Amos C. Barstow commenced paying taxes on this house. Prior to this time he paid tax on land alone. The house value was \$3,300. The 5690 sq. ft. on which it stood was valued at \$341.00.
- 1894 April 3. Recorded in Deed Book 385.381 at 9:15 a.m. Amos C. Barstow and his wife Emeline conveyed to Lloyd A. Tillinghast the following lots with all improvements on the Amos C. Barstow plat of house lots on and near Olney St. (replat): lots 1, 3, and 6 to 121 consecutively; further described as bounding northerly by Olney St., easterly by lots 102 and 103; southerly by Easmes St. and westerly by Olney Street. "Said parcel being all my lots on the Barstow Plat excepting lots 2, 4 and 5 which have been heretofore conveyed by me said grantor". This transaction is subject to certain leases on Amos C. Barstow.
- 1894 July 2. Recorded in Deed Book 391.219 at 3:50 p.m. Lloyd A. Tillinghast and his wife Sarah conveyed to Alice S. Brigham, wife of John O., the previously described property subject to the lease of Amos C. Barstow to Robert R. Hanson of March 24, 1892, Monthly Tenancy lease with M. S. Kelly to a house on Emeline St. and a lease with William E. Wilson to the house at 387 Olney. At this time, recorded in Mortgage Book 169.291, Alice and John O. Brigham took a mortgage with Lloyd A. Tillinghast for \$17,794. at 4% interest.
- 1895 July. The Plat of House lots on and near Olney St. belonging to Amos C. Barstow was replatted by Frank E. Waterman and recorded in Plat Book 23.21 and on Plat Card 702.

1904 October 20. Deed Book 461.156 John O. Brigham and Alice S. conveyed to James C. Doran of Pawtucket a certain lot with all improvements located at 225 Morris Avenue, said lot begining 51.78 feet from the southerly corner of Emeline St., bounding 107.967 easterly, 51.5 southerly, 113.409' westerly to a stone bound and 51.79' northerly to the point and place of begining.

1904 October 12. Recorded in Deed Book 469.498 John C. Pegran, trustee of the Amos C. Barstow estate by decree of the appellate division of the Supreme Court, case #6041, granted to John and Alice Brigham any right and title and interest to said property which remained with the Amos C. Barstow estate under a certain mortgage between L. A. Tillinghast and A. C. Barstow on April 2, 1894 and recorded in Mortgage Book 169.93.

1904 June 10. Deed Book 466.343 John C. Pegran, trustee, released quit claim to James C. Doran.

1905 January 16. Deed Book 467.461 lists further explanations of the transactions recorded in Deed Book 469.496, 461.156, 466.343, and Mortgage Book 169.93 and the fact that these had to be recorded due to prior "clerical error".

These Deed Book recordings plus the next one were made for the purpose of clearing the title.

1905 July 8. Deed Book 473.250 Mason W. Tillinghast, trustee in the assign- of mortgage made by Lloyd Tillinghast, conveyed to James C. Doran all Tillinghast right and title and interest to said property.

From 1904 until 1946 this property remained with the Doran family.

1929 December 9. Deed Book 734.176 Annie F. Doran, widow of James C. Doran, transfered the title to Annie F. and Edith M. Doran. This deed was given for the express purpose of vesting the title to the land and all improvements in both Annie F. and Edith M. Doran as joint tenants and not as tenants in common.

1940 February 23. Deed Book 829.55 Daniel L. Donovan was appointed trustee of the property belonging to the heirs of Edith M. Doran. One of these parcels of land being lots 6, 7, 8 and part of 10 on Plat 86.

1946 December 26. Deed Book 912.1-6 Declaration of Trust made to Daniel L. Donovan of Chicago was extended to February 1949, renewable every 3 years by the heirs of Edith M. Doran named as follows: Joseph G. Doran and his wife Anna S.; James A. Doran and his wife Annie N.; Kathryn M. Smith and her husband Charles; Ruth L. Jackson and her husband Benjamin; Helen P. Boyle and her husband James P.; and Frances A. Doran, spinster. Also recorded on this Deed Book page is the conveyance of 225 Morris Avenue from Daniel L. Donovan, trustee, to William P. Ellis and Marcella M. Ellis.

- 1957 February 21. Recorded in Deed Book 1061.297 William P. Ellis and Marcella M. Ellis conveyed to Perdox Co., Franklin A. Burke, treasurer, that certain parcel situated on the easterly side of Morris Avenue located 41.78 feet from the southeasterly corner of Emeline Street and Morris Avenue bounding 53.66 feet on Morris Avenue, said lot containing 4770 square feet. This transaction was such that no revenue stamps were required. For further description see sketch of lot from tax assessors office.
- 1961 December 29. Recorded in Deed Book 1111.1091 Perdox Co., Franklin A. Burke, treasurer, conveyed said property to Woolworth Bradley Jr. and his wife Carol Ann.
- 1963 October 25. Recorded in Deed Book 1122.636 Woolworth and Carol Ann Bradley of Hartford, Conn., conveyed this property to Manuel R. Leca.
- 1973 August 3. Deed Book 1176.767 Manuel Leca conveyed the property to John F. Plaskett and his wife Robin P.
- 1975 October 17. Deed Book 1188.670 John F. Plaskett transferred the property to Robin P. Plaskett. This transaction was such that no revenue stamps were required.
- 1977 February 2. Deed Book 1197.44 Robin P. Plaskett conveyed the property to M. Marcy Neilson. John F. Plaskett released his right of courtesy.
- 1978 June 28. Deed Book 1206.148 M. Marcy Neilson, single, conveyed said property to David G. Radford and Sally Radford.
- 1984 July 16. Deed Book 1267.207 David G. and Sally L. Radford conveyed said property to Martin P. Slepko and Susan B. Slepko.

Previously mentioned documents indicate that originally this was rental property. Since early city directories list Providence residents alphabetically, it is unclear as to who resided in the property before Prof. Wilson. In 1895 the first house directory was published listing street addresses and occupants.

387 Olney Street

1891-1898 William E. Wilson, Professor, Normal School
Mabel Bragg, Teacher, Normal School
Ada B. Bragg, Teacher, Normal School

1894-1898 William E. Wilson, Principal, Normal School

225 Morris Avenue

1899 Howard S. French, Civil Engineer

1903 Walter D. Brownell, Lawyer

- 1905 James C. Doran, Manufacturer, Jewelry findings, business located at 150 Chestnut Street.
- 1914 Annie F. Doran, President of Doran Co., (James C. died in 1914)
- 1920 Annie F. Doran, widow, President of Doran Co.
Edith Doran
Frances Doran
James Doran, Bookkeeper, Doran Co.
- 1925 Annie F. Doran, widow, President of Doran Co.
Katherine Doran, associated with Doran Co.
Nellie Doran, Stenographer and Bookkeeper, Doran Co.
James A. Doran, living at 221 Morris Avenue.
- 1930-1939 Same as above plus Joseph G. Doran at 223 Morris Avenue.
- 1940-1945 This address is listed as being vacant
- 1946 William J. H. Fisher, Jr., Ricco Chemical Co.
- 1947-1958 William P. Ellis
- 1961-1963 Vacant
- 1964 Manuel R. Laca (Francine D.), Eng., Aetna Ins.
- 1965-1968 Harris Robbins, Rep.
- 1969 Herbert R. Woodel, Teacher, Prov. School Dept.
- 1970 Michael McGrael, Admin., Brown U.
- 1976-1978 John F. Plaskett
Robert Bultr
Leedom H. Lefferts
- 1979-1983 David Radford, Franklyn Mass. School Dept.
Sally Radford, Warwick School Dept.
William Hay, Psych., Butler Hosp.
Paule Hirsch, Phys.

Research by:
Carole B. Pace
May 1985