

**PPS RECORDS FOR
67 STIMSON AVENUE
PLAT 11, LOT 57**

**CHARLES H. AND ELLEN BAKER HOUSE
Hopper & Field, Architects
Built 1898-1899**

DESCRIPTION:

“A 2-1/2 story, brick-, clapboard-, and shingle Queen Anne house with a cross gable, high hip roof and complex massing. The façade, with an arcaded entrance porch, is dominated by the brick-faced, stepped, Dutch cross gable.”

--*Providence: A Citywide Survey of Historic Resources*, by E. Sanderson and W.M. Woodward (1986).

The house stands on a 5,938 sq.ft. lot on the west side of Stimson Avenue near its intersection with Angell Street. The block bounded by Stimson Avenue on the north and east, Angell Street on the south, and Diman Place on the west.

HISTORY:

This house was built for Charles H. Baker, a superintendent at the Gorham Manufacturing Co., and his wife Ellen Baker. (“Architects Hoppin & Field were known for their flamboyance, and Field, a resident of Elmwood, had designed several houses for the Gorham’s employees in that neighborhood near the plant.”¹) The Bakers purchased this lot in 1897 from Emily S. Diman, daughter of John J. Stimson, for whom the street is named. The house apparently took two years to complete, according to tax records; the address first appears in city directories in 1899.

Charles Baker unfortunately died the same year that the house was finished, but his widow lived here until her death in 1917. Two other people are recorded as living here the year Mrs. Baker died: a Mrs. Alex M. Atherton, and a Miss Maude Baker. Given that she lived until 1950, Maude was likely Charles and Ellen Baker’s daughter (rather than Charles’s sister or other relative). Mrs. Atherton’s relationship to the Bakers may have been more than a landlord-tenant arrangement: Maude is recorded as boarding in this house from 1917-1920, while Mrs. Atherton is listed as a head of household, so she may have been Maude’s guardian until Maude came of age. In any event, Maude Baker lived here, as head of household in her own right, until her death in 1950. She never married and apparently had no direct heirs. The house stood vacant for two years, and then was sold out of the Baker family.

¹ Woodward, W. MacKenzie. PPS/AIA Guide to Providence Architecture. Providence, 2003.

DEVELOPMENT CONTEXT: ²

Stimson Avenue and Diman Place comprise a uniquely well preserved late 19th century enclave on Providence's East Side, noteworthy for its unusual concentration of large, fine, architect-designed dwellings built within a relatively short period of time.

This area was once part of Ebenezer Knight Dexter's extensive holdings on the East Side. Dexter was a prominent businessman and philanthropist; his home at 300-302 Angell Street (at the corner of Diman Place) was built between 1799 and 1803 as a country retreat from the center of town along Main and Benefit Streets. In his will, Dexter left most of his land to the city for a poor farm (and much of it remains open space, part of Brown University's Aldrich-Dexter Field). His residence was purchased by John J. Stimson in 1837; Stimson added to the house ca. 1840, and lived here until his death. His daughter Emily inherited the Angell Street house; she later married Lewis Diman, and their heirs platted the land north of the house for residential development in 1882. The block bounded by Stimson Avenue, Angell Street, and Diman Place was rapidly built out, and substantially filled by 1900.

DESIGNATIONS

Listed on the National Register of Historic Places as part of the Stimson Avenue Historic District. Also located within a local historic district overlay zone designated by the City of Providence.

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

Maps and Atlases (All in Archives unless otherwise noted)

1798: "A Map of Owners of Lots in Providence," compiled by Henry B. Chace in 1912: Plate IV shows the future site of 67 Stimson Avenue contained within a large lot of unspecified acreage belonging to Nathan Waterman on the north side of the "Road to Moses Brown's Bridge" (Angell Street) and the east side of the "Road to Ferry At India Point" (Hope Street). Neither Stimson Avenue nor Diman Place existed at this time. No buildings are shown on this map.

1875: "Atlas of the City of Providence," by G.M. Hopkins Co., Vol. 1: Plate L shows the block presently bounded by Stimson Avenue, Angell Street, and Diman Place as a single large lot of 176,505 sq.ft. belonging to J. Stimson. His house at the corner of Angell Street and North Court (Diman Place) is shown.

1882: "John J. Stimson Estate," surveyed and drawn by George C. Tingley, February 1882, recorded in Plat Book 15, Page 44 and copied on plat card 433. This map shows house lots along Stimson Avenue, Angell Street, and Diman Place. The future site of 67 Stimson is part of Lot #12, measuring 100 feet wide by 95 feet deep or 9,500 sq.ft.

² Sanderson, Edward F. and Wm. MacKenzie Woodward. Providence: A Citywide Survey of Historic Resources. Providence, 1986.

(approximately double its present size). An octagonal-shaped footprint in the northwest corner of this lot may be a gazebo, or other structure or outbuilding associated with Stimson's house on Lot #1 at the corner of Angell Street and Diman Place (shown on this map). Note that the lot divisions on this map were later reconfigured, sometime between 1902 and 1908. (*Registry of Deeds*)

1882: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 2 shows the block bounded by Stimson Avenue, Angell Street and North Court (Diman Place), subdivided with house lots, all belonging to the Estate of John T. Stimson. Lot #12 on the west side of Stimson Avenue, containing an octagonal-shaped footprint, is the future site of 67 Stimson, but the house did not exist at that time. Stimson's house at the corner of Angell and North Court is shown, as is another house at the corner of Angell and Stimson.

1895: "Atlas of the City of Providence" by Everts & Richards: Plate 7 (pages 36-37), shows the block bounded by Stimson Avenue, Angell Street and Diman Place, subdivided with house lots. Owner names are not shown. The future site of 67 Stimson is part of a large, zig-zag-shaped lot measuring 35,128 sq.ft., which includes the Stimson-Diman House at 130 Angell Street (now 300-302 Angell). Several other houses have already been constructed in the block and elsewhere on Stimson Avenue.

1902: Assessors Plat Maps: Plat 11 shows the block bounded by Stimson Avenue, Angell Street and Diman Place; Lot #5 on the west side of Stimson Avenue measures 19,053 sq.ft. (considerably larger than Lot 57 today). Note that the block contains 11 lots on this map; these lots would be reconfigured, and some consolidated, by 1908. No buildings or owner names are shown on this map.

1908: "Atlas of the City of Providence" by L.J. Richards Co.: Plate 7 shows the block bounded by Stimson Avenue, Angell Street, and Diman Place. The house at 67 Stimson Avenue stands on a 5,938 sq.ft. lot on the west side of the street, owned by Ellen Baker. The entire block is built out; trolley lines are shown on Angell Street, and water and sewer lines on Stimson Avenue.

1918: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 19 shows the block bounded by Stimson Avenue, Angell Street, and Diman Place. The house at 67 Stimson Avenue stands on a 5,938 sq.ft. lot on the west side of the street, owned by E. Baker. The entire block is built out; trolley lines are shown on Angell Street, and water and sewer lines on Stimson Avenue. The map refers to the John J. Stimson Estate Plat (no plat card number).

1926: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 19 shows the block bounded by Stimson Avenue, Angell Street, and Diman Place. The house at 67 Stimson Avenue stands on a 5,938 sq.ft. lot on the west side of the street, owned by E. Baker. The entire block is built out; trolley lines are shown on Angell Street, and water and sewer lines on Stimson Avenue. The map refers to the John J. Stimson Estate Plat (plat card 433).

1937: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 19 shows the block bounded by Stimson Avenue, Angell Street, and Diman Place. The house at 67 Stimson Avenue stands on a 5,938 sq.ft. lot on the west side of the street, owned by E. Baker Estate. The entire block is built out; trolley lines are shown on Angell Street, and water and sewer lines on Stimson Avenue. The map refers to the John J. Stimson Estate Plat (no plat card number).

Deeds (Registry of Deeds)

Deed Book 413/Page 210: Emily S. Diman to Charles H. Baker and Ellen Baker, 1897. [Note: this deed book was missing from the open stacks when research for this report was conducted. The reference is from the Grantee Index for 1897.]

Deed Book 982/482: On May 2, 1951, Edward A. Stockwell of Smithfield, as executor of the will of Maude Baker, deceased, late of Providence, sold to Michael F. Corrigan and wife Louise A. Corrigan, for \$10, a parcel of land with all buildings and improvements thereon on the west side of Stimson Avenue, measuring 62.50 feet along Stimson Avenue and 95 feet deep.

Intent to Build Records (Archives)

Permit #12369, dated March 26, 1898, issued to Charles H. Baker per "Golding" to construct a house on the east side of Stimson Avenue, the second lot north of Angell Street. [Note: the phrase "east side of Stimson Avenue" apparently refers to the eastern leg of the street, as opposed to the northern leg; the location described in this permit is consistent with the present location of 67 Stimson Avenue.]

Permit #38724, dated March 12, 1937, issued to Miss Maud Baker [note alternate spelling of her first name] per Clarence H. Charling, for repair of steps at 67 Stimson Avenue.

Tax Records (Archives)

Tax records are available from 1827 to the present. Prior to 1854, tax records were published in a book listing the property owner alphabetically by name, the total assessment for any real and personal property (without specifying where real estate was located), and the total tax due. Beginning in 1854, the city kept ledgers (organized by property owner name) indicating the assessor's plat and lot number of any real estate and the assessed value and taxes therefor.

1896-1897	No real estate at this address listed under the names Baker, Diman, or Stimson.
1898	Plat 11, Lot 57 was owned by Ellen Baker, wife of Charles H. Baker; real estate was valued at \$7,160.
1899	Plat 11, Lot 57 was owned by Ellen Baker, wife of Charles H.

Baker; real estate was valued at \$11,660. [Increase in valuation indicates construction of the house.]

1900 Plat 11, Lot 57 was owned by Ellen Baker, widow; real estate was valued at \$11,660.

Directories (Archives)

Providence City Directories, first published in 1850, contain a directory of all existing streets, and a residents' directory organized alphabetically by last name; these volumes also included a house directory, listing residential buildings by street address, from 1892-1894 and again after 1937.

1897-1898 Charles H. Baker, superintendent Gorham Manufacturing Co. at Elmwood, lived at 13 Portland Street.

1899 Charles H. Baker, superintendent Gorham Manufacturing Co. at Elmwood, lived at 67 Stimson Avenue.

1900 Charles H. Baker, superintendent, died April 22, 1899.
Ellen Baker, widow Charles H. Baker, lived at 67 Stimson Avenue.

1918-1920 Ellen Baker, widow Charles H. Baker, died September 25, 1917 (in 1918 directory only). Maude Baker boarded at 67 Stimson Avenue.

1921 Maude Baker lived at 67 Stimson Avenue.

1951 Maude Baker died September 10, 1950.
67 Stimson Avenue vacant (also in 1952).

1953 Michael F. Corrigan lived at 67 Stimson Avenue.

Providence House Directories were published separately from the city directory, 1895-1937 (published biannually from 1901). These directories list all residential buildings by street address, indicating the names of all residents and often their occupations as well. No distinction is made between owners and tenants. House directories also contain a street directory. This directory is sometimes a year behind the city directory.

1899 No listing for 67 Stimson Avenue

1900 67 Stimson Avenue: Ellen Baker, widow

1917 67 Stimson Avenue: Mrs. Charles H. Baker, Miss Maude Baker (boarder), and Mrs. Alex M. Atherton.

- 1919 67 Stimson Avenue: Miss Maude Baker (boarder), and Mrs. Alex M. Atherton
- 1921 67 Stimson Avenue: Miss Maude Baker (boarder), Mrs. William O. Fifield and Mrs. Alex M. Atherton.
- 1921 67 Stimson Avenue: Miss Maude Baker and Mrs. Alex M. Atherton
- 1935 67 Stimson Avenue: Maude Baker

Assessor's Chain of Title Cards (Assessor's Office)

STIMSON AVENUE – PLAT 11, LOT 57

Ellen Baker, wife of Charles H. Baker, owned the property as of December 1, 1897.

Ellen Baker Estate owned the property as of June 15, 1918.

Maude Baker owned the property as of December 1948.

Maude Baker Estate owned the property as of December 1950.

Michael F. Corrigan and wife Louisa A. Corrigan owned the property as of November 1951.

Louisa A. Corrigan owned the property as of December 1960.

William G. Low and wife Frances L. Low owned the property as of December 1961.

Paul F. Waldman and wife Tomar S. Waldman owned the property as of April 20, 1972.
(Refers to Deed Book 1166/Page 1045.)

Stanley Gale and wife Susann Mark owned the property as of July 5, 1978.
(Ref DB 1206/586.)

Susann Mark owned the property as of May 28, 1992. (Ref DB 2565/195.)

Paul B. Armstrong and Beverly J. Haviland owned the property as of November 27, 2000. (Ref DB 4520/270.)

Research compiled by Kathryn J. Cavanaugh, July 2006.