

**PPS RECORDS FOR  
730 ELMGROVE AVENUE  
PLAT 92, LOT 194**

**ROBERT L. AND CAROLINE S. GILMAN HOUSE  
Built 1931**

**DESIGNATIONS**

730 Elmgrove Avenue 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 "Robert L. and Caroline S. Gilman House (1930)." [Note that city directories confirm the date as 1931.]

The house is not located within any local historic districts designated by the City of Providence.

**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 92 identifies 730 Elmgrove Avenue as Lot 194; the lot frontage dimension and square footage are not noted on the map.

**Chain of title card for AP 92, Lot 194 – ELMGROVE AVENUE**

Blackstone Boulevard Realty Corp. owned the property as of May 1928.

Robert L. Gilman and wife Caroline S. Gilman owned the property as of January 1929.

Caroline S. Gilman, widow of Robert L., owned the property as of February 1932.

Albert E. Marshall owned the property as of December 1943.

Ruth H. Marshall owned the property as of December 1951. (Refers to Will Book 10/Page 455.)

Norman M. Fain and wife Rosalie B. Fain owned the property as of December 1952.

Bradley P. Dorman and Robin B. Dorman owned the property as of June 27, 1997. (Refers to Deed Book 3582/Page 127).

According to the Assessor's computerized data base, the current owner is Robin Boss, since August 2010.

**Maps and Atlases (Archives and Registry of Deeds)**

*Maps indicate that the house was constructed sometime between 1926 and 1937.*

**1923:** "Plat of Land Belonging to the Blackstone Boulevard Realty Corp., by W.G.H. Temple, October 1923," recorded in Plat Book 35/Page 80, and copied on Plat Card

1086. This map shows the layout of several blocks of new streets north of Rochambeau Avenue between Lorimer Avenue and Blackstone Boulevard, including a curving extension of Elmgrove Avenue northward of Rochambeau and then east to the Boulevard. No house lots are shown. (*Registry of Deeds*)

**1926:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 23, shows the future site of 730 Elmgrove Avenue, within a long, narrow, curving 95,626 sq.ft. lot on the north side of the street, owned by the Blackstone Boulevard Realty Corp. One house stood in this lot, opposite the end of Cole Avenue (now 738 Elmgrove). (*Archives*)

**1937:** "Plat Book of Providence, R.I." by G.M. Hopkins, Plate 23, shows a brick house at 730 Elmgrove Avenue, standing on a 9,896 sq.ft. lot owned by C.S. Gilman. A small brick garage stands in the rear northeast corner of the lot. The map refers to the Blackstone Boulevard Realty Corp. Plat on Plat Card 1086. (*Archives*)

### **Deeds (*Registry of Deeds*)**

*Deeds indicate that the house was not yet built when the lot was purchased by Robert L. and Caroline S. Gilman in 1928.*

Deed Book 718/Page 226: On October 2, 1928, the Blackstone Boulevard Realty Corp. of Providence sold to Robert L. Gilman and his wife Caroline St. John Gilman, for \$100, a lot of land on the north side of Elmgrove Avenue, as that street was laid out on the Blackstone Boulevard Realty Corp. Plat of 1923 (Plat Book 35/Page 80, Plat Card 1086). The lot is described as being located 111.53 feet west "from a point of curve of 385 feet radius, which said point of curve is in range with the west line of Cole Avenue extended, said 111.53 feet being measured along the arc of said curve." The lot dimensions were 85.67 feet on the west, a total of 128.68 feet (in two sections) on the north, 100.29 feet on the east, and 96.53 feet on Elmgrove Avenue. Deed restrictions: minimum 20-foot setback from Elmgrove Avenue and minimum 10-foot side yard setbacks; no clothes-drying yard or freestanding garage within 50 feet of Elmgrove; single-family residential use only until January 1, 1960.

DB 851/346: On July 9, 1943, Caroline St. John Gilman, widow, of Buffalo, New York, sold to Albert E. Marshall of Providence, for \$10, a tract of land with buildings and improvements on the north side of Elmgrove Avenue. The lot location and dimensions are identical to those described in DB 718/226. Reference is made to the restrictions in the title deed.

### **Directories (*Archives*)**

*Directories indicate that the house was standing as of 1931.*

Providence City Directories contain a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name, beginning in 1850. From

1892-1894 city directories also included a section listing residential buildings by street address, later separately published as a House Directory.

1930	No Robert L. Gilman listed
1931	Gilman, Robert L. (Carrie), vice president Coated Textile Mills Inc. at 271 Tockwotten Street, home 730 Elmgrove Avenue.

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address. This directory is typically a year behind the city directory.

1929-1930	No listing for 730 Elmgrove Avenue
1931-1932	730 Elmgrove Avenue – Robert L. Gilman, vice president
1933-1934	730 Elmgrove Avenue – Mrs. Bessie Curtis
1935-1936	730 Elmgrove Avenue - vacant

### **Intention to Build (Archives)**

No records found.