

**PPS RECORDS FOR  
402 ANGELL STREET  
PLAT 39, LOT 433**

**MEDICAL OFFICE OF MURRAY S. DANFORTH, M.D. (1916-1920);  
RESIDENCE OF ELIZABETH D. VAUGHAN (1921-1963)  
Built 1916  
Architects: Jackson, Robertson & Adams**

**DESCRIPTION:**

A 1-1/2 story wood frame house with 1-story section in front; both sections have flared hip slate roofs and clapboard walls. The 2-bay façade has a triplet of casement windows to the left and an entryway covered with a porch to the right. The porch has a Colonial Revival feel to it: its roof curves out from the façade and is supported by two Doric columns in front and two Doric pilasters in back. A second entrance is located at the west side, recessed so as to be barely visible from Angell Street. The roof features two brick chimneys, front and back, and both shed and gabled dormers on its east and west slopes. The multi-light windows and doors are all replacement elements, but consistent with the original architecture.

The house stands on an undersized, 3,960 sq. ft. lot (36 feet wide on Angell Street, and 110 feet deep) on the north side of Angell Street. The block is bounded by Angell Street on the south, Arlington Avenue on the west, Villa Avenue on the north, and Taber Avenue on the east.

**HISTORY:**

In February 1916, Helen Pierce Metcalf purchased the house next door to this property, at 400 Angell Street, from Edward L. Watson; at the time, that house stood on a double lot of about 11,000 sq.ft. Two months later, Helen Metcalf married Murray S. Danforth, a physician; about a week after the wedding, in early May, Helen's father Stephen O. Metcalf filed an intent to build notice for construction of a 1-story wood-frame office building adjacent to 400 Angell Street.<sup>1</sup> Dr. Danforth used 402 Angell Street as his medical office for a few years (although he served with the U.S. Army during World War I for two of those years, 1917-1918), and then relocated his office to Waterman Street. The Danforths then leased 402 Angell Street to Elizabeth D. Vaughan, a music teacher, for a year; in 1920 Elizabeth Vaughan bought the building, and continued to live there

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<sup>1</sup> The architects of this little office building, Jackson Robertson & Adams, also designed the Providence County Courthouse on South Main Street, among many other notable buildings. Stephen O. Metcalf was a very wealthy and prominent man: owner of the Wanskuck Mills, publisher of the *Providence Journal*, and a benefactor of Brown University and RISD. He may indeed have been the kind of man who would give his daughter and new son-in-law an office building, designed by one of the top architectural firms in town, as a wedding present.

for another 40 years. Since 1963, the house has only had four other owners; the current owner, Mark Kaloudis, bought the property in 2002.

## **DEVELOPMENT CONTEXT<sup>2</sup>:**

In the 18<sup>th</sup> century, Moses Brown's Elm Grove Farm covered more than 300 acres on Providence's East Side; Brown's country home once stood near the intersection of today's Humboldt and Wayland Avenues. One of four brothers in a very wealthy and prominent family, Moses Brown was a Quaker and abolitionist. Among his many accomplishments, he helped to found a boarding school for Quaker youth (now the Moses Brown School), and he was a primary sponsor of Samuel Slater's cotton mill in Pawtucket, which brought the Industrial Revolution to America.

Elm Grove Farm was bounded by today's East Manning and Pitman Streets on the south; Laurel Avenue on the north; Arlington Avenue, Lloyd Avenue and Hope Street on the west, and the Seekonk River on the east. Moses Brown died in 1836, leaving the farmstead to his granddaughter Anna Almy Jenkins; she died in 1849, and in 1856 her two surviving children split the estate in half, divided at Angell and South Angell Streets. Anna's son Moses Brown Jenkins took the northern portion of the estate and in 1865 subdivided it for residential development as the Elm Grove Farm Plat. In 1868, the entire Elm Grove Farm Plat (over 6 million square feet of land) was sold to Charles C. and Henry M. Taber of New York City (Deed Book 184, Page 74). The Tabers replatted their land as the Moses Brown Farm Plat in 1870, and again in 1872 and in 1891. The family remained one of the East Side's major landowners for more than three decades, gradually selling off hundreds of vacant lots to individual owners and to real estate speculators. Taber Avenue is named for them.

Angell Street, Taber and Arlington Avenues all appeared on city atlases by 1875 (Villa Avenue was laid out by 1895). By 1895, the Angell Street streetcar line offered transportation to and from downtown and other Providence neighborhoods; and sewer and water lines were beginning to be installed on both main streets and side streets, both improvements facilitating development in the area. The houses now standing at 394 and 412 Angell Street (at the corners of this block) were both erected by 1895; Helen and Murray Danforth's residence at 400 Angell Street was built by Edward L. Watson in 1899. For Dr. Danforth to establish a medical office in his own neighborhood, rather than downtown, signifies how this area had grown by 1916.

## **DESIGNATIONS**

Located within the proposed Wayland Historic District, nominated for listing on the National Register of Historic Places in 2003; not located in a local historic district overlay zone.

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<sup>2</sup> From "Historic and Architectural Resources of the East Side, Providence," by Robert Owen Jones, published by the R.I. Historical Preservation & Heritage Commission, 1989; and previous PPS Marker Reports.

## RECORDS

***(All records are found in Providence City Hall unless otherwise noted.)***

### **Maps and Atlases**

**1798:** "A Map of Owners of Lots in Providence," compiled by Henry B. Chace in 1912, Plate V. Shows Moses Brown's farm occupying over 300 acres north of today's Angell Street (then called "Moses Brown's Road to the Central Bridge"), between what is now Hope Street and the Seekonk River. (*Archives*)

**1857:** "Map of Providence," by H.F. Walling, pages B5 and C5. Shows Moses Brown's Elmgrove Farm, not yet platted for residential development, bounded by "Friend Street," now Arlington Avenue, on the west, Angell Street on the south, the Seekonk River on the east, and property of Candace Allen on the north. (*Archives*)

**1865:** "The Elm Grove Farm Plat Belonging to Moses B. Jenkins," surveyed and drawn by Charles E. Paine, recorded in Plat Book 8, Page 15, and copied on Plat Card 215. This plat contained over 6.3 million square feet of land, and was divided into three tracts numbered 1, 2 and 3. Tract #1, containing 3,260,245 square feet of land, was bounded by Angell Street on the south, Wayland Street on the east, by Asylum Street (now Arlington Avenue) on the west, and by land of Mary H. Robeson, Phebe Allen, Henry C. Dorr and Crawford Allen on the north. No buildings are shown on this map. (*Registry of Deeds*)

**1870:** "The Moses Brown Farm Plat," surveyed and drawn by Charles E. Paine, recorded in Plat Book 11, Page 2, copied on plat card 281. Shows the block bounded by Angell Street on the south, Arlington Avenue on the west, Humboldt Avenue on the north, and Taber Avenue on the south. (Villa Avenue did not exist yet; Humboldt Avenue was the northern boundary of a much larger block than exists today.) No buildings are shown. The lots fronting on Angell Street are numbered 1, 2, and 3 from west to east; Lot #2, in the middle, is the future site of 402 Angell, with 23,000 sq.ft. of land (measured 100 feet wide on Angell, by 230 feet deep). The map notes that "purchasers of lots are prohibited from placing any buildings on this plat with 20 feet of any street or avenue, and all their deeds are subject to this agreement." (*Registry of Deeds*)

**1872:** "The Moses Brown Farm Plat," surveyed and drawn by Cushing & Co., recorded in Plat Book 11, Page 10, copied on plat card 286. Shows the same configuration as on the Paine plat map of 1870. (*Registry of Deeds*)

**1875:** "Atlas of the City of Providence," by G.M. Hopkins Co., Vol. 1 (Wards 1, 2 and 3), Plate K. Shows the block bounded by Angell, Arlington, Humboldt, and Taber Avenues, with the same lot layout as on the 1870 and 1872 Moses Brown Farm Plat maps. Lot #2 on Angell Street is owned by C.C. and H.M. Taber (as is Lot #1). (*Archives*)

**1882:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 4. Shows the block bounded by Angell, Arlington, Humboldt, and Taber Avenues, with the same lot layout as on previous maps. (This map does not indicate owner names, lot areas or dimensions.) Water and sewer lines are shown on Angell Street. The map refers to the Moses Brown Farm Plat. (*Archives*)

**1891:** "The Moses Brown Farm Re-Plat" by Charles E. Paine, recorded in Plat Book 19, Page 17, copied on Plat Card 640. Shows the block bounded by Angell, Arlington, Villa, and Taber Avenues. The lots within this smaller block have been reconfigured, and there are now five lots fronting on Angell Street, numbered 1 through 5 from west to east. Lot #3, in the middle, is the future site of 402 Angell: measuring 50 feet wide by 100 feet deep (5,500 sq.ft.) Note that Lot #2 is the future site of 400 Angell, next door: also measuring 50 feet by 100 feet, or 5,500 sq.ft.) No buildings are shown on these two lots, but there are already five other houses standing within this block (at the corner of Angell and Taber, and elsewhere on Taber and on Villa). (*Registry of Deeds*)

**1895:** "Atlas of the City of Providence" by Everts & Richards, Plate 6 (pages 32-33). Shows the block bounded by Angell, Arlington, Villa, and Taber Avenues; sewer lines have been installed all around the block, and the Angell Street streetcar line is shown. This map shows the five lots fronting on Angell Street, as seen in the 1891 plat map, but the lot lines have been adjusted so that each lot is a different size than before: the middle of the five lots (future site of 402 Angell) now measures 5,491 sq.ft. Neither a lot number nor an owner's name is indicated. Meanwhile, there are now three houses standing on Angell Street with addresses of 174 (now 394), 180 (now 410), and 184 (now 412) Angell; the other two lots on Angell (totaling 11,516 sq.ft.) are vacant. (*Archives*)

**1902:** Assessors Plat Maps, Plat 39 shows the block bounded by Angell, Arlington, Villa, and Taber Avenues. Lot 433 is the middle lot of 5 fronting on Angell Street, measuring 5,491 sq.ft. No building footprints, street addresses, or owners' names appear on this map. (*Archives*)

**1908:** "Atlas of the City of Providence" by L.J. Richards Co., Plate 7. Shows the block bounded by Angell, Arlington, Villa, and Taber Avenues; water lines have also been installed all around the block. The house at 400 Angell has been constructed, and stands on a double lot of 10,991 sq.ft.; the owner's name is E.L. Watson. The eastern third of this double lot is the future site of 402 Angell. (*Archives*)

**1918:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 20. Shows a building standing at 402 Angell Street, on a 5,941 sq.ft. lot owned by H.P. Metcalf (who also owns 400 Angell next door, on a 5,500 sq.ft. lot). A notation on this block refers to the Moses Brown Farm Plat. (*Archives*)

*Note: the footprint of 402 Angell shown on the 1918 atlas is different from footprints on the 1926 and 1937 atlases. One or more of the maps may be in error, as no explanation was found for this change: neither building nor tax records indicate that the original*

*structure was either significantly altered or replaced; and no records were found in the indexes to petitions to the City Council for permission to move or raze buildings. Thus, the date assigned to the building is 1916.*

**1926:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 20. Shows a building standing at 402 Angell Street, on a 3,960 sq.ft. lot owned by E.D. Vaughan. (400 Angell next door now stands on a 7,031 sq.ft. lot.) A notation on the map refers to the Moses Brown Farm Replat on plat card 640. (*Archives*)

**1937:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 20. Shows a building standing at 402 Angell Street, on a 3,960 sq.ft. lot owned by "P.D." Vaughan. (This may be a typo: other records indicate that Elizabeth D. Vaughan owned the building in 1937.) A notation on the map refers to the Moses Brown Farm Replat on plat card 640. (*Archives*)

### **Intent to Build Records (Archives)**

Notices of Intent to Build, 1916: Notice #962, dated May 6, 1916, was filed by Stephen O. Metcalf for construction of a new wood 1-story office building at 400 Angell Street. The architects are named as Jackson, Robertson & Adams; the estimated cost is \$3,500.

*No records were found of Intent to Build Notices filed by Helen P. Metcalf, Helen M. Danforth, Murray S. Danforth, or Elizabeth D. Vaughan between 1916, when Helen Metcalf bought the property, and 1920, when she sold it to Elizabeth Vaughan.*

### **Vital Statistics Records (Archives)**

Index of Births, 1881-1890: Helen P. Metcalf was born to Stephen O. Metcalf and Esther H. Metcalf on September 3, 1887.

Index of Marriages, 1911-1920: Helen P. Metcalf married Murray S. Danforth on April 29, 1916.

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

Deed Book 570/Page 107: On February 17, 1916 Edward L. Watson of Providence sold to Helen Pierce Metcalf of Providence, a tract of land with buildings and improvements thereon, consisting of Lots #2 and #3 as shown on the Moses Brown Farm Plat replatted in 1891 (recorded in Plat Book 19, Page 17 and copied on card 640). The lots together had a width on Angell Street of 100 feet and extended 110 feet deep [11,000 sq.ft.]; the southwest corner of the tract lay 64.77 feet east of Arlington Avenue.

DB 606/95: On October 25, 1920 Helen Metcalf Danforth (formerly Helen Pierce Metcalf) of Providence sold to Elizabeth D. Vaughan of Providence a tract of land with

buildings and improvements on the north side of Angell Street between Taber Avenue and Arlington Avenue, 110 feet west of Taber Avenue. The lot measured 36 feet wide on Angell Street and 110 feet deep, "being the easterly 36 feet of the tract of land conveyed to the grantor by Edward L. Watson on February 17, 1916 and recorded in Deed Book 560, page 107." The deed also included a 4-foot wide right of way along the entire west property line, provided that the grantee pay half the maintenance costs for the right of way.

### **Directories (Archives)**

*Providence city directories, first published in 1860 and annually since then, contain a list of all existing streets; a residents' directory (organized alphabetically by last name); and a business directory. A house directory, listing residential buildings by street address, was included within the city directory from 1892-1894, and then was published separately, and biannually, from 1895-1935. After 1935, the house directory was again incorporated within the larger city directory.*

City Directory 1916: Murray S. Danforth, physician, home and office at 71 Brown Street. Edward L. Watson, president of Providence Mutual Fire Insurance Co., home 400 Angell Street. No listing for Helen P. Metcalf.

City Directory 1917: Murray S. Danforth, physician, office 402 Angell Street, home 400 Angell.

City Directories 1918-1919: Murray S. Danforth, physician (USA), home 400 Angell. ["USA" = U.S. Army.]

City Directory, 1920: Murray S. Danforth, physician, office 402 Angell Street, home 400 Angell.

City Directory, 1921: Murray S. Danforth, physician, office 124 Waterman Street, home 400 Angell. Elizabeth D. Vaughan, music teacher, boards 402 Angell. [Note: "boards" is usually used to describe a resident who is not an owner. However, deeds reveal that Elizabeth Vaughan already owned 402 Angell by 1921.]

City Directory, 1922: Elizabeth D. Vaughan, music teacher, 402 Angell, home 402 Angell.

City Directories, 1923-1963: Elizabeth D. Vaughan continued to live at 402 Angell (sharing the last 20 or so years with Edward White).

City Directory, 1964: 402 Angell was vacant.

City Directory, 1965: 402 Angell, residence Rosemary Goulding.

House Directory 1917-18: 1<sup>st</sup> listing for 402 Angell Street: Murray S. Danforth, physician. (Residence, 400 Angell.)

House Directory, 1919-20: 402 Angell Street, Murray S. Danforth, physician; residence 400 Angell.

House Directory, 1921-22: 402 Angell Street, vacant.

House Directories, 1923-34 through 1935-36: 402 Angell Street, Elizabeth D. Vaughan. (Shared with Sarah E. Vaughan, widow, 1923-24.)

### **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 plat and lot number of any real estate and the assessed value and taxes therefor.*

1916: Plat 39, Lot 433 was owned by Helen P. Metcalf of 132 Bowen Street. The property was valued at \$3,300 for land and \$0 for buildings.

1917 – 1919: Plat 39, Lot 433 was owned by Helen P. Metcalf of 132 Bowen Street. The property was valued at \$3,300 for land and \$2,200 for buildings. [Apparently Mrs. Danforth did not inform the tax assessor either of her marriage or her change of address to 400 Angell Street!]

1920: Plat 39, Lot 433 was owned by Helen P. Metcalf of 132 Bowen Street. The property was valued at \$3,300 for land and \$3,100 for buildings. [A \$900 increase in value of the building may reflect improvements to the interior for converting it from an office to a residence.]

1921 – 1926: Plat 39, Lot 433 was owned by Elizabeth D. Vaughan of 402 Angell Street. The property was valued at \$2,380 for land and \$3,100 for buildings.

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

AP 39, Lot 433: ANGELL STREET

Charles C. Taber Heirs and Henry M. Taber	owners as of December 1, 1888
Elizabeth A. Byrnes	owner as of April 1, 1896
Peter A. Carroll (New York City)	owner as of July 1, 1904
Edward L. Watson	owner as of January 2, 1907
Helen P. Metcalf	owner as of March 1, 1916
Elizabeth D. Vaughan	owner as of December 1, 1920

William P., Newell, and Earl S. Vaughan	owners as of December 1963
Rosemary Goulding (Deed Book 1124/Page 48)	owner as of February 14, 1964
Paul E. Goulding and Paul E. Goulding in trust For Margaret P. Goulding as life tenant (Probate #84293)	owners as of November 7, 1990
Paul E. Goulding and Margaret P. Goulding (DB 3190/256, 258)	owners as of August 29, 1995

[Note: the chain of title cards have not yet been updated to include the present owner, Mark Kaloudis. The 2002 Grantor Index in the Registry of Deeds indicates that Paul E. Goulding and Margaret P. Goulding sold the property to Mark Kaloudis on June 20, 2002, DB 5198/228.]

*Research compiled by Kathryn J. Cavanaugh  
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