

PROVIDENCE PRESERVATION SOCIETY

RECORDS FOR

**662 ANGELL STREET
Plat 41, Lot 88**

**William H. Eddy House
Built 1906-1907**

Summary: This property, located on the north side of Angell Street between Patterson Street and Parkside Road, was originally part of Moses Brown's late 18th century country estate known as Elm Grove Farm. The block was first platted in 1862 as part of the Blackstone Park Plat, and replatted in 1872 as the Moses Brown Farm Plat. John H. Eddy, Jr. purchased the property in 1873, but it remained undeveloped for more than 30 years. The existing single-family house was built in 1906-07 by John's son William H. Eddy, who at the time was the principal of the Messer Street School; he later became the Superintendent of Schools in Providence. The street address of the property was actually 666 Angell Street until 1992 or 1993, when the number was changed to 662 Angell.

662 Angell Street is listed on the National Register of Historic Places as part of the Blackstone Park Plat Historic District (listed 1998).

Chronology

1770-1798

Moses Brown, great-great grandson of Chad Brown (one of the original settlers of Providence), acquired a large parcel of previously undeveloped land on the East Side of Providence. The boundaries of Brown's estate, known as Elm Grove Farm, extended north from today's East Manning and Pitman Streets, to what is now Laurel Avenue, and east from present day Arlington Avenue, Lloyd Avenue, and Hope Street to the Seekonk River. (*RIHP&HC, Historic and Architectural Resources of the East Side, Providence, 1989*)

A Map of Owners of Lots in Providence in 1798, 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*)

1836-1856

Deed Book 140, Page 401: On February 9, 1836, Moses Brown willed his homestead farm to his granddaughter Anna Almy Jenkins, wife of William Jenkins. Anna was to have a life tenancy, and after her death the property was to pass to her son, Moses Brown Jenkins (born two days previously), provided he should attain the age of 21, marry, and have a child. (*Archives*)

The process of subdividing East Side farmsteads into house lots began as early as the late 1840s in anticipation of a continuously increasing city population and of transportation improvements that would facilitate access to the more remote areas west of Hope Street. Anna Almy Jenkins died in 1849 and left her father's homestead farm to her two children, Anna Almy Hoppin and Moses Brown Jenkins. When Moses B. Jenkins turned 21 in 1857, he and his sister divided the family homestead, with Moses taking the portion north of Angell Street (*RIHP&HC, Historic and Architectural Resources of the East Side, Providence, 1989*)

1861-1863

Moses B. Jenkins laid out the Blackstone Park Plat in 1861 on a section of his grandfather's farm overlooking the Seekonk River, east of Butler Avenue and north of what is now South Angell Street. At Jenkins' request, civil engineer Charles E. Paine formally surveyed and re-drew the plat in June 1862 (Plat Book 2, page 20½, copied on plat card 64). Paine's design of curving streets and large lots took advantage of the area's topography, and intended to make the plat a fashionable garden suburb. The map shows a block bounded by "New Angell Street" on the south, Grand Avenue (now Patterson Street) on the west, Rhode Island Avenue (now Parkside Road) on the east, and Oriole Avenue on the north. The block, designated "H," is divided into 12 equal-sized lots, each 100 feet square, numbered 82 through 93 inclusive. The third lot east of Grand Avenue on Angell Street, which is now occupied by 662 Angell Street, is numbered 88 on this map. No buildings are shown on this block. (*Registry of Deeds; RIHP&HC, Historic and Architectural Resources of the East Side, Providence, 1989*)

Note: Angell Street in this period ran eastward in a fairly straight line from Benefit Street to Wayland Avenue, then branched off to the southeast to its end at the Seekonk River. The 1862 plat map's "New Angell Street" represented an extension of the line of Angell Street in a more or less straight line east of Wayland Avenue, but the actual street was apparently not completed until about 1896. The original part of Angell Street east of Wayland Avenue was officially renamed South Angell Street in 1879, according to the Providence City Directory. (*Archives*)

Deed Book 165, Page 307: On February 5, 1863, Moses B. Jenkins sold 111 lots in the Blackstone Park Plat, for the sum of \$101,000, to John F. Slater of New London, Conn. and William S. Slater of Smithfield, R.I. Included in this sale was all of Block H, bounded by Angell Street, Grand Avenue, Rhode Island Avenue and Oriole Avenue. Lot 88, on the north side of Angell Street, is specifically mentioned in this deed, which also references the 1862 Blackstone Park Plat map by Charles E. Paine. (*Archives*)

1872

Deed Book 237, Page 121: On June 21, 1872, John F. Slater of Norwich, Conn. and William S. Slater of North Smithfield, RI, sold 104 lots in the Blackstone Park Plat, for \$200,000, to Charles C. Taber and Henry M. Taber of New York City. Lot 88 on the north side of Angell Street is specifically mentioned in this deed, which also references the 1862 Blackstone Park Plat map by Charles E. Paine. The deed notes that the Slaters intended to convey "all the land which was conveyed to us by Moses B. Jenkins by deed of February 5, 1863, recorded in Book 165, page 307," except for 8 lots that the Slaters had already sold to other parties. (*Registry of Deeds*)

Also in June 1872, the 1862 Blackstone Park Plat was re-drawn as part of the larger "Moses Brown Farm Plat," surveyed by Cushing & Co. (recorded in Plat Book 11, Page 10, copied on plat card 286). The block bounded by Angell Street on the south, Patterson Street on the west, Oriole Avenue on the north, and Rhode Island Avenue on the east, again contains 12 equal-sized 10,000 square foot lots. The third lot east of Patterson Street on Angell Street, which had been numbered 88, is now numbered 318. Only one house has been built on this block, at the corner of Angell and Patterson Streets. (*Registry of Deeds*)

1873

Deed Book 240, Page 527: On May 9, 1873, Charles C. Taber and Henry M. Taber sold to John H. Eddy Jr. of Providence, for \$4,000, a lot of land on the north side of Angell Street, laid out as Lot 318 in the Moses Brown Farm Plat of 1872. The deed does not mention any buildings on the property. (*Registry of Deeds*)

1875

Atlas of the City of Providence, Vol. 1 (Wards 1, 2 and 3), by G.M. Hopkins Co, Plate K shows twelve 10,000 square foot lots in the block bounded by Angell Street, Grand Avenue, Oriole Avenue, and Rhode Island Avenue. The block is identified as the "Blackstone Park Plat," and the third lot east of Grand Avenue on Angell Street is numbered 88 (as it was on the original 1862 Blackstone Park Plat map) and labeled as belonging to "Jno. H. Eddy Jr." No building is shown on this lot. (Apparently, the atlas cartographers had not caught up with the changes represented in the 1872 Moses Brown Farm Plat map, i.e. that the lot number was changed from 88 to 318, and that Grand Avenue's name was changed to Patterson Street.) (*Archives*)

1879

Deed Book 302, Page 60: On February 26, 1879, John H. Eddy Jr. sold to John H. Eddy [his father] of Providence, for \$1,000, a lot on the north side of Angell Street known as Lot 318 in the Moses Brown Farm Plat of 1872, "being the same premises conveyed to me from Charles C. Taber and Henry M. Taber by deed dated May 9, 1873 and recorded in Deed Book 240, Page 527." The deed does not mention any buildings on the property. (Registry of Deeds)

1882

Atlas of the City of Providence by G.M. Hopkins Co, Plate 4, again shows the block bounded by Angell Street, Grand Avenue, Oriole Avenue, and Rhode Island Avenue, and labels this area the "Blackstone Farm Plat." The block is again divided into 12 lots, but on this map the third lot east of Grand Avenue on Angell Street is not numbered (although it is flanked by lots numbered 319, 317 and 315, presumably numbers that came from the 1872 Moses Brown Farm Plat map). No building is shown on this lot; the house at the corner of Angell and Grand is still the only structure on the block.

1884-1885

Providence Index of Deaths 1881-1890: John H. Eddy, son of Jarvis and Mary, died March 22, 1884 at age 65.

Providence Probate Records: John H. Eddy's will (#A14034) left his modest estate to his wife Mercy and his children Mary and John H. Jr. John Jr. inherited his father's share in their business partnership (they manufactured and sold woodenware), as well as some property on Bradford Street in the Federal Hill neighborhood of Providence, and in Scituate, RI. Mercy and Mary also shared in the Bradford Street property, where the family lived in two houses. The lot on Angell Street is not mentioned in this will but appears to have been part of John Jr.'s inheritance because the following year he is listed as the property owner in the city assessor's records. (*Probate Court Archives*)

Assessor's Plat Card for Plat 41, Lot 88 indicate that John H. Eddy [Jr.] owned the property on Angell Street as of July 11, 1885. This is the first reference in these records to this property. Note that the lot number corresponds to the original lot number for this property designated on the Blackstone Park Plat map of 1862. (*Tax Assessor's Office*)

Providence City Directory for 1884 notes that John H. Eddy senior died on March 22. It also lists John H. Eddy [no "junior" suffix] as the proprietor of John H. Eddy & Co., a manufacturer of woodenware with a business address on Exchange Place and a residence at 36 Bradford Street. The directories for 1885-1894 continue to list John H. Eddy [Jr.] as the proprietor of John H. Eddy & Co. and residing at 36 Bradford Street. (*Archives*)

1888-1892

Providence Probate Records, #A15902: In May 1888 John H. Eddy, Jr.'s wife Isadore and children Bertha, William and Elmer petitioned the Providence Municipal Court to declare John "a lunatic of unsound mind." The court granted this petition and appointed Arthur B. Barden of Scituate (John's uncle on his mother's side) as John's guardian. Arthur Barden held this position for four years, and resigned in 1891. (*Probate Court Archives*)

Providence Probate Records, #A17466: The Municipal Court named William H. Eddy as guardian of John H. Eddy [Jr.]'s estate and person in March 1891. In December 1892, William H. Eddy petitioned the court to be allowed to sell a parcel of land in his father's estate, identified as Lot 318 in the Moses Brown Farm Plat of 1872. The courts granted this petition, but William apparently did not actually sell the property.

1895

Atlas of the City of Providence by Everts & Richards, Plate 6 (pages 32-33), shows the same layout of 12 lots on the block bounded by Angell Street, Grand Avenue, Oriole Avenue and Rhode Island Avenue. Blackstone Park, a large green space, is shown to the immediate east of R.I. Avenue and south of Angell Street. The third lot east of Grand Avenue on Angell Street is not numbered, nor is a building shown on it. (*Archives*)

City Directories dated 1895 and after no longer list John H. Eddy as a resident of Providence, although his wife ("Mrs. John H. Eddy") lived on Bradford Street for a few more years. John H. Eddy did not die until 1908, and his death was recorded in Providence, but perhaps he lived at the family's property in Scituate for some years. Or, perhaps, as a person legally declared incompetent, he did not merit listing in the City Directory. (*Archives*)

1896

Deed Book 406, Page 154: On April 3, 1896, William H. Eddy as guardian of the estate and person of John H. Eddy, along with several other neighboring property owners, quitclaimed to the City of Providence a 50-foot strip of land known as Angell Street, extending from Grand Avenue east to the center line of Rhode Island Avenue, as shown on the Moses Brown Farm Plat of 1872. "Said strip is hereby conveyed to be used as a highway and for no other use or purpose whatsoever." John Eddy's wife Isadore F. Eddy also quitclaimed her interest in her husband's property in this deed. This transaction appears to confirm that the "New Angell Street" shown on the 1862 plat map was not actually completed until this year. (*Registry of Deeds*)

Deed Book 406, Page 271: On June 20, 1896, William H. Eddy as guardian of the estate "of my late father John H. Eddy," by authority of a decree dated January 10, 1893, for the sum of \$1, sold Lot 318 in the Moses Brown Farm Plat of 1872 to his sister, Bertha F. Eddy. The deed does not mention any buildings on the lot. [Note: John H. Eddy was actually still alive at this time. Providence Index of Deaths indicates that John H. Eddy, son of John H. and Mercy, died on April 15, 1908, aged 63.] (*Registry of Deeds; Archives*)

Deed Book 406, Page 30: On June 26, 1896, Bertha F. Eddy sold Lot 318 back to her brother William H. Eddy for \$10. The deed notes that the property is "the same premises conveyed to me by William H. Eddy by deed dated June 20, 1896." The deed does not mention any buildings on the lot. (*Registry of Deeds*)

1896 (continued)

Tax Assessor's records for Plat 41, Lot 88 indicate that William H. Eddy owned the property as of July 1, 1896. (*Assessor's Office*)

Note that throughout the chain of title on this property, the deeds refer to it as Lot 318 designated on the Moses Brown Farm Plat of 1872. However, the city's tax records always refer to it as Lot 88, a number taken from the original Blackstone Park Plat of 1862.

Providence City Directory for 1896 lists William H. Eddy, a high school teacher, as boarding at 49 Bradford Street (formerly 36 Bradford), along with his sister Bertha, also a teacher, and his mother, Mrs. John H. Eddy. William first appeared in the City Directory in 1890 as a clerk, also boarding at 36 Bradford Street; by 1895 he had become a teacher. His sister Bertha, also a teacher, disappeared from city directories as of 1898. (*Archives*)

1902

Assessors Plat Maps, Plat 41: The original layout of 12 equal-sized lots in this block (bounded by Patterson Street (formerly Grand Avenue) on the west, Oriole Avenue on the north, Rhode Island Avenue on the east, and Angell Street on the south) has been changed a bit, with two of those original lots subdivided into 2 lots a piece. Lot 88, with 10,000 square feet, is now the fourth lot east of Patterson Street on Angell Street. Interestingly, although Blackstone Park lay to the east and south of this block, those adjacent blocks are shown as divided into house lots on this map. (*Archives*)

1905-1907

Providence Indices of Births and Marriages 1901-1920: William H. Eddy married Ruth S. Devereaux in 1905. The couple would later have four children: Fanny, William, Ruth B., and Robert. (*Archives*)

Providence City Directory for 1905 lists William H. Eddy as the principal of the Vineyard St. School, residing at 8 Brighton Street. By 1907, he was principal of the Messer Street School and had moved to 666 Angell Street. (*Archives*)

Providence House Directory for 1907 gives the first reference to a residence at 666 Angell Street. William Eddy, principal, is listed as the owner. (*Archives*)

Providence Tax Records for 1905 show William H. Eddy, residing at 8 Brighton Street, as the owner of Plat 41, Lot 88. The property is valued at \$1,500. The Tax Records for 1906 indicate that the assessment on Plat 41, Lot 88 jumped to \$7,100, a clear indication that the house had been constructed – or at least was under construction. Not until the 1908 tax records is William Eddy's address given as 666 Angell Street.

1908

Atlas of the City of Providence by L.J. Richards & Co, plate 9: This map shows considerable development in the block bounded by Patterson Street, Oriole Avenue, Parkside Road (formerly Rhode Island Avenue) and Angell Street. The house at 666 Angell Street is shown on the map; the owner is indicated as W.H. Eddy, and the lot size given as 10,000 square feet. Blackstone Park lies south and east of this block. (*Archives*)

1931

Deed Book 749, Page 71: On January 21, 1931, William H. Eddy of Providence deeded to himself and his wife, Ruth S. D. Eddy, as joint tenants, for \$10, Lot 318 on the north side of Angell Street, as shown in the 1872 Moses Brown Farm Plat. The deed notes that the lot was "the same premises conveyed to me by Bertha F. Eddy by deed dated June 26, 1896, recorded in Deed Book 406, Page 30." (*Registry of Deeds*)

Assessor's Plat Card for Plat 41, Lot 88 indicates that William H. Eddy and wife Ruth S.D. Eddy owned the property as of March 1931. (*Assessor's Office*)

1937

Atlas of the City of Providence by G.M. Hopkins Co., Plate 20 shows the entire block bounded by Angell Street, Patterson Street, Oriole Avenue and Parkside Road built out. The house at 666 Angell Street is shown as owned by "Wm. H. Eddy et ux". The lot includes the symbol "N," which a map key indicates refers to the Moses Brown Farm Plat shown on plat card 286. (*Archives*)

Providence Index of Deaths 1936-1940: William H. Eddy, son of John H. and Isadore F. Eddy, died March 26, 1937, aged 67. [Note the Providence House Directory for 1935 had listed William H. Eddy, residing at 666 Angell Street, as the Superintendent of Schools.] (*Archives*)

Assessor's Plat Card for Plat 41, Lot 88 indicates that Ruth S. D. Eddy, widow of William H. Eddy, owned the property as of May 1937. (*Assessor's Office*)

1957-1959

Assessor's Plat Card for Plat 41, Lot 88 indicates that Ruth B. Eddy [daughter of William H. and Ruth S.D. Eddy], owned the property as of December 1957. No formal record of property transfer or legal guardianship was found, but it may be that Ruth S.D. Eddy was taken ill in 1957 and that Ruth B. Eddy assumed her mother's legal responsibilities, including paying taxes on this property. No record of formal property transfer from mother to daughter was found in the grantor/grantee indices for 1931-1959. (*Assessor's Office; Registry of Deeds*)

Providence Index of Deaths 1956-1959 indicates that Ruth S. Eddy, widow of William, died January 22, 1958. Her daughter Ruth B. Eddy died quite soon thereafter, on July 28, 1959. Ruth B.'s brother, Robert D., apparently inherited his sister's estate, as no record of property transfer between siblings was found in the grantor/grantee indices for 1931-1959. (*Archives; Registry of Deeds*)

Deed Book 1098, Page 306: On December 24, 1959, Robert Devereaux Eddy of Winchester, Mass., sold the property to Daniel Fairchild Jr. and his wife Joyce W. Fairchild, of Providence. The deed notes that the property consists of land and buildings thereon, delineated as Lot 318 on the Moses Brown Farm Plat of 1872. The property is further described as bounding southerly on Angell Street a distance of 100 feet; northerly on land of Myers, Dimmit and Dognin a distance of 100 feet; easterly on land of Dognin a distance of 100 feet; and westerly on land of Sherman (no frontage dimension indicated). (*Registry of Deeds*)

Assessor's Plat Card for Plat 41, Lot 88 indicates that Daniel Fairchild Jr. and wife Joyce W. Fairchild owned the property as of December 1959. (*Assessor's Office*)

1991

Deed Book 2409, Page 280: On June 12, 1991, Daniel Fairchild Jr. and Joyce W. Fairchild sold the property (identified as Lot 318 on the Moses Brown Farm Plat of 1872, with buildings and improvements thereon) to David P. Whitman and Margaret M. Whitman of Providence. The grantees' address is given as 666 Angell Street. (*Registry of Deeds*)

Assessor's Plat Card for Plat 41, Lot 88 indicates that David P. Whitman and Margaret H. Whitman owned the property as of June 13, 1991. The card references Deed Book 2409, Page 280. (*Assessor's Office*)

1998

Deed Book 3827, Page 215: On June 15, 1998, Kenneth L. Lambert of Jackson, Wyoming, appointed his wife Sandra L. Lambert as his attorney-in-fact. This document specifically empowered Mrs. Lambert to complete the purchase of 662 Angell Street (identified as Lot 318 on the Moses Brown Farm Plat of 1872, with buildings thereon), from sellers David P. and Margaret M. Whitman, noting that settlement was expected on June 19, 1998. [This is the first reference to an address of 662 Angell, as opposed to 666 Angell.] It further instructed Mrs. Lambert to mortgage the property for \$245,000 to North American Mortgage Company of Santa Rosa, Calif. (*Registry of Deeds*)

Deed Book 3827, Page 219: On June 19, 1998, David P. and Margaret M. Whitman sold the property (identified as Lot 318 on the Moses Brown Farm Plat of 1872, with buildings and improvements thereon) to Kenneth L. Lambert and Sandra L. Lambert. Handwritten notes on this deed give the property address as 662 Angell Street, AP 41, Lot 88. (*Registry of Deeds*)

Deed Book 3827, Page 248 (also Deed Book 3909, Page 232): On June 19, 1998, Kenneth L. Lambert and Sandra L. Lambert (exercising her husband's power of attorney) mortgaged the property (identified as Lot 318 on the Moses Brown Farm Plat of 1872, with buildings thereon) for \$245,000 to the North American Mortgage Company of Santa Rosa, Calif. (*Registry of Deeds*)

Assessor's Plat Card for Plat 41, Lot 88 indicates that Kenneth L. Lambert and Sandra L. Lambert owned the property as of June 19, 1998. The card references Deed Book 3827, Page 219. (*Assessor's Office*)

Note: Although Christine Rayner filed the application with PPS for the house marker, no record of her purchase of this property was found in Providence's grantee indices from 1998 to the present.