

PROVIDENCE PRESERVATION SOCIETY

RECORDS OF

254 Wayland Avenue

1893 Sullivan House (Alice M. and James E)

Plat 39

Assessors Lot 442

- 1836 February 9. Will of Moses Brown states this area, known as Moses Brown Homestead Farm, to be given to his granddaughter Anna Almy Jenkins. Deed Book 140, Page 401.
- 1856 Under the will of Anna Almy Jenkins this property was divided between Moses Brown Jenkins and his sister Anna; Moses taking that portion north of Angell Street and Anna that portion to the south. Deed Book 140.401-414.
- 1865 April 18. Plot belonging to Moses Brown Jenkins surveyed April 18 and recorded September 1 in Plat Book 8, page 15, card 215. The Plot contained 3 lots divided out of the nearly seven million square feet of land and covered an area from the Asylum (now the Aldrich-Dexter Field at Brown University) to Butler Avenue and between Angell Street and Laurel Avenue. Deed Book 184.77  
(See map attached)
- 1888 May 28. Deed Book 350.35. Weybosset Land Company conveys certain lots replatted in January, 1870 by Charles Paine, to Edwin P. Dawley.  
  
A detailed document called "Early Records of the Platting of the Moses Brown Farm" is in the possession of the Providence Preservation Society.
- 1889 July 1. City Tax Ledger Series E 3.321 states this land belonged to Edwin P. Dawley.
- 1891 Moses Brown Farm Plat was replatted August, 1891 by Charles Paine and duly recorded in the office of the Recorder of Deeds of the City of Providence in the Book of Plats #19 on page 17, Plat Card 640.
- 1892 June. Tax Ledger Series E 9.432 states this land called lot 442 on Plat 39, known as 254 Wayland Avenue, was transferred from Edwin Dawley to James E. Sullivan. The property contained 9,000 square feet. Deed Book 373.19  
  
June 1. Tax Ledgers show no structure existing on premises.
- 1893 June 1. Property revalued to \$11,250. Structure completed.  
  
June 26. 10:40 a.m. Deed Book 383.29. Property at the corner of Wayland Avenue and Berch (now known as Adelphi) called Plat lot 314 was transferred from James E. Sullivan to Joseph Banigan.  
  
June 26. 10:42 a.m. Deed Book 383-30. Joseph Banigan and his wife Maria grant to Alice M. Sullivan, wife of James E. Sullivan the whole of lot 314 with all improvements.  
  
December 22. Deed Book 386.72. Patrick J. McCarthy of Providence

granted to Alice M. Sullivan Plat lot designated as #317 on the northerly side of Adelphi Avenue, formerly Birch Street, being 40' width, 90' in depth.

Intentions to Build Permit #9494 for a wood structure on the north side of Adelphi Avenue between Wayland Avenue and Elmgrove Avenue was issued to James E. Sullivan. Estimated cost being \$3,500 to be built by A.T. Card.

1898 August 11. Deed Book 421-207, 11:30. Property description same as that conveyed to Alice M. Sullivan from Joseph Banigan by deed dated June 26, 1893. Deed Book 383.30 now conveyed from James and Alice Sullivan to Patrick J. McCarthy.

August 12. Deed Book 421.208. Patrick J. McCarthy conveys to James E. Sullivan parcel and buildings on the northwest corner of Wayland Avenue and Adelphi being the whole of lots #314 and 317.

Providence City Directories from 1893 to 1895 state this property to be the home of James Sullivan, listed as purchasing agent for Woonsocket Rubber Company located at 49 Westminster Street. Directories between 1898 and 1922 list this to be the home of Doctor and Mrs. James E. Sullivan, physician. Robert is listed as living at this address.

1915 April 13. Deed Book 551.57. Sullivan Investment Corporation located and doing business in Providence convey said property to Edmund J. Sullivan of Narragansett.

June 21. Deed Book 554.353 Edmund J. Sullivan of Narragansett conveys said property to Sullivan Investment Co.

December 8. Deed Book 551.421 Sullivan Investment Co. of Providence, Robert J. B. Sullivan, President, and Edmund J. Sullivan, treasurer, named as Grantor. Grantee listed as James E. Sullivan. The terms under which the grantee herein holds said property as trustee being the same terms and conditions under which he holds all real estate devised to him by the will of the late Alice M. Sullivan, which will is on file in the office of the Probate Clerk of the Town of Narragansett.

1936 June 5. Deed Book 791.326 Superior Court Equity #12913. Marie Sullivan and R.I. Hospital Trust Co., trustee. It was ordered that "this estate should be held by James E. Sullivan during his lifetime, subject to the terms and conditions from after his death said property should be subject to the same trust for the benefit of the children of himself and his wife and the issue of such children as to which the real estate devised to said James E. Sullivan by his wife, Alice M. Sullivan late of Narragansett". Probate of Narragansett dated Nov. 8, 1909.

1942 June 29. 3:46 p.m. Deed Book 846.332 R.I. Hospital Trust, trustee under the will of Alice M. Sullivan grant to Marie T. Langloise of Providence said property.

City Directories list this property to be the home of Edmund S. Sullivan, broker, from 1923 to 1932.

Directories of 1933 to 1936 list Guy C. Pery as resident at this address.

From 1936 to 1943 directories list Elizabeth J. Cohane and Marguerite Gray, nurse.

Directories of 1945 to the present list D. E. Langloise and others as residents.

Prepared by:  
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