

**PPS RECORDS FOR
282-284 WAYLAND AVENUE
PLAT 39, LOT 273**

**#282: DAVID C. AND SARAH A.H. ANTHONY HOUSE
#284: SARAH C. ANTHONY HOUSE
Built 1902**

DESCRIPTION:

"A handsome 2-1/2 story, shingle-sheathed Modern Colonial/Colonial Revival double house, with a massive flank-gambrel roof containing the second story and attic. The roof front [has] a pair of gabled dormers flanking a central unit formed by two interpenetrating end gambrels. The two entrances, one with a shell hood and one with a gabled hood, are each flanked on both sides by shallow bay windows contained under the roof overhang, and there are wedge-shaped oriels in each section of the double-front gambrel."

"Historic and Architectural Resources of the East Side, Providence: A Preliminary Report," by Robert Owen Jones of the RI Historical Preservation & Heritage Commission, 1989, pp. 101-102.

The house stands on an 18,500 square foot lot on the west side of Wayland Avenue, between Humboldt Avenue (to the south) and Elton Street (to the north). The lot measures 100 feet wide on Wayland Avenue, and 185 feet deep.

HISTORY:

In December 1901, Mrs. Sarah C. Anthony, widow of David C. Anthony, purchased two vacant lots totaling 18,500 square feet on the west side of Wayland Avenue, between Humboldt Avenue and Elton Street. The two-family house at 282-284 Wayland Avenue was built in 1902; Mrs. Anthony and her daughter lived at #284, while her son and his wife lived at #282. In June 1903 Mrs. Anthony transferred the property to her son David C. Anthony, Jr., proprietor of a shoe leather findings business, and his wife, Sarah A.H. Anthony. The elder Mrs. Anthony died in 1904, but her son owned the house until 1924, when he sold it to Ogden R. Lindsley. The house stayed in the Lindsley family on and off until 1956, when it was sold to Herbert E. and Fay H. Harris. The Harris family owned the house for over 40 years. The present owners, William F. and Kira W. Greene and Donna Hochberg, bought the house in 2000.

DEVELOPMENT CONTEXT¹:

In the 18th 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

¹ 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.

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.

Wayland, Elmgrove and Humboldt Avenues all appeared on city atlases by 1875; Elton Street was opened in 1893. By 1895, the block of Wayland Avenue between Elton Street and Humboldt Avenue had sewer lines, and the Angell Street streetcar line ran just two blocks to the south, both improvements facilitating development in the area. Six years later, Sarah C. Anthony bought her double lot on Wayland.

DESIGNATIONS

Not listed on the National Register of Historic Places; not located in a local historic district zone.

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*)

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 #2 (3,025,704 sq. ft.) was bounded by Wayland Avenue and Cole Avenue on the west, President Street and Glen Avenue on the north, Butler Avenue on the east, and Angell Street on the south. 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 Wayland, Humboldt, Elmgrove and Irving Avenues. Lot #100 was on the west side of Wayland Avenue, 2 lots north of Humboldt Avenue, between Humboldt and Irving. It measured 100 feet on Wayland Avenue and 190 feet deep (19,000 sq. ft.); no buildings are shown. 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, with Lot #100 on Wayland Avenue measuring 19,000 sq. ft.; no buildings are shown. (*Registry of Deeds*)

1875: "Atlas of the City of Providence," by G.M. Hopkins Co., Vol. 1 (Wards 1, 2 and 3), Plate J shows the block bounded by Wayland, Humboldt, Elmgrove and Irving Avenues, with the same lot layout as on the 1870 and 1872 Moses Brown Farm Plat maps. The map indicates that E.C. Potter owned Lot #100 (19,000 sq. ft.), which was vacant at this time. (*Archives*)

1882: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 4, shows the block bounded by Wayland, Humboldt, Elmgrove and Irving Avenues, with the same lot layout as on previous maps. Lot #100 is still vacant; neither its size nor its owner are indicated. 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. Elton Street appears for the first time, running east-west between Elmgrove Avenue

and Blackstone Boulevard. The lot on Wayland Avenue formerly numbered 100 has been subdivided into two smaller lots numbered 330 and 338, each measuring 50 by 190 feet (9,500 square feet). No buildings are shown on these lots. (*Registry of Deeds*)

1895: "Atlas of the City of Providence" by Everts & Richards, Plate 6 (pages 32-33), shows the block bounded by Wayland, Humboldt, and Elmgrove Avenues and Elton Street. All streets except Elmgrove have sewer lines; the Angell Street streetcar line is two blocks to the south. The map shows two vacant 9,500 sq. ft. lots in the middle of the block on the west side of Wayland. Neither lot numbers nor the owner's name is indicated. (*Archives*)

1902: Assessors Plat Maps, Plat 39 shows that the block bounded by Wayland, Humboldt, Elmgrove Avenues and Elton Street has been slightly reconfigured. Assessor's Lot #273 measures 50 feet along Wayland Avenue and 180 feet deep (9,000 sq. ft.); Lot #595, immediately to the north, measures 50 by 190 feet (9,500 sq. ft.) No buildings or owners' names appear on this map. (*Archives*)

1908: "Atlas of the City of Providence" by L.J. Richards Co., plate 9: The house at 282-284 Wayland has been constructed and stands on a double lot measuring 18,500 sq. ft. A small outbuilding stands toward the southwest corner of the lot. The owners are D.C. and S.A.H. Anthony. (*Archives*)

1918: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 20: The street address is only shown as 282 Wayland, but the building footprint clearly indicates a double house. The lot measures 18,500 sq.ft. The outbuilding has disappeared. The owner is D.C. Anthony. A notation on this block refers to the Moses Brown Farm Plat. (*Archives*)

1926: "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 20: The street address is once again shown as 282-284 Wayland. The lot size is given as 14,500 sq. ft., which is probably an error (see 1937 atlas). The owner is O.R. Lindsley. 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., Pages 19-20: The house at 282-284 Wayland stands on an 18,500 sq. ft. lot. The owner is M.M. Lindsley. A notation on the map refers to the Moses Brown Farm Replat on plat card 640. (*Archives*)

Intent to Build Records (*Archives*)

No records were found.

Deeds (*Registry of Deeds*)

Deed Book 447, Page 28: On December 7, 1901, Henry L. Aldrich sold to Sarah C. Anthony, widow, for \$100, two tracts of land on the west side of Wayland Avenue: all of Lot #333 (measuring 50 feet wide by 190 feet deep) and most of Lot #330 (measuring 50 feet wide by 180 feet deep), as shown on the Moses Brown Farm Replat of 1891 (Plat Book 19, Page 17, copied on card 640).

Deed Book 465, Page 281: On July 2, 1903, Sarah C. Anthony, widow, sold to David C. and Sarah A.H. Anthony, for \$10, the same two tracts of land with all buildings and improvements thereon; reference is made to DB 447, Page 28.

Directories (*Archives*)

1902 City Directory: Sarah C. Anthony is not listed; David C. Anthony is listed as the secretary and treasurer of the Providence Ice Company, residing at 113 Courtland Street. (Since Mrs. Anthony was already a widow in 1901, this was David Junior.)

1903 City Directory: Sarah C. Anthony is not listed; David C. Anthony (no profession indicated) lived at 113 Courtland Street.

1904 City Directory: Mrs. Sarah C. Anthony lived at 284 Wayland Avenue; David C. Anthony, with a leather findings business at 108 Mathewson Street, lived at 282 Wayland Avenue. (An advertisement for David Anthony's business says: "wholesale and retail dealer in sole leather, cut stock, and all kinds of shoe findings.")

1905 House Directory: 282-284 Wayland first appears. David C. Anthony is listed as the resident of 282 Wayland, and Miss Annie Anthony as the resident of 284 Wayland. (Index of Deaths 1901-1910: Sarah C. Anthony, widow David C. Anthony, aged 74, died June 19, 1904.)

Tax Records (Archives)

1872: Charles C. and Henry M. Taber owned Plat 39, Lot 273, but sold the lot that year to Earl C. Potter of Barrington.

1890: Henry L. Aldrich owned Plat 39, Lot 273.

1901: Henry Aldrich owned Plat 39, Lot 273. The property was valued at \$1,620.00

1902: Sarah C. Anthony, widow of David C. Anthony, owned Plat 39, Lot 273. The property was valued at \$1,980 (an increase that may indicate that the house was under construction).

1903: Sarah C. Anthony, widow of David C. Anthony, owned Plat 39, Lot 273. The property was valued at \$8,080, indicating that the house had been constructed since the previous assessment.

Assessor's Field Cards (Assessor's Office)

Field Card for AP 39, Lot 273: Wayland Avenue

Henry L. Aldrich	owner as of November 1, 1890
Sarah C. Anthony, widow	owner as of March 1, 1902
David C. and Sarah A.H. Anthony	owners as of July 1, 1904
Ogden R. Lindsley	owner as of March 1, 1924
Ogden R. Lindsley Estate	owner as of June 15, 1935
Mildred M. Lindsley, widow Ogden R.	owner as of December 1935
Mildred M. Fink	owner as of June 15, 1937
Carrie E.R. Lindsley	owner as of February 1947
Herbert E. Harris Jr and wife Fay H., As joint tenants	owners as of December 1956
William F. Greene and Kira W. Greene, As tenants in entirety	owners as of June 5, 2000 (Deed Book 4375/Page 209)

*Research compiled by Kathryn J. Cavanaugh
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