

Providence Preservation Society

Records of

295 Wayland Avenue

Plat 39
Assessors lot 593 Plat lot 550

Built at 259 Wayland Avenue

Plat 39
Assessors lot 232 Plat lot 544 and
portions of Plat lot 543

For James Cornell and Howard P. Cornell, 1885-86
K. P. Everett, Contractor

Moved to 295 Wayland Ave. in 1909
For Mrs. Franklin S. Jewett

Assessors Plat 39 which was called the "Moses Brown Farm Plat" was replatted in August 1891 by Charles E. Paine and recorded at the Office of the Recorder of Deeds in Plat Book 19.17 and on Plat Card 640.

1885 July 21. James Cornell and H. P. Cornell requested that a curb be set on the easterly side of Wayland Avenue between Humboldt and Orchard Aves. Building Certificate #3226 was issued. This type of certificate indicates that grading was started in preparation for building. The Certificate and Notice to Build were usually issued at the same time. But in this case Building Permit #3651 was issued on March 26, 1886, almost a year later. On this Certificate James Cornell states that a 2½ story 35 foot high dwelling was to be built on Wayland Avenue between Orchard and Humboldt Avenues. Said dwelling to be built by contract, K. P. Evett, contractor.

1908 September 12. Recorded in Providence Deed Book 497.179 Carrie A. Cornell, widow of W. O. Cornell, conveyed to Emma K. Jewett land and buildings described as bounding northerly on Humboldt Street, easterly on lot #226, southerly on Orchard Avenue, and westerly on Wayland Ave., and containing 12,280 sq. ft.

The house which was on the property when she bought 259 Wayland Avenue was moved to 295 Wayland Avenue. City Council Resolutions and Ordinances of 1908, page 226, resolution #27, states that on October 16, 1908 permission was granted to Mrs. Franklyn S. Jewett to move a dwelling from Wayland, Orchard and Humboldt Streets to the southwest corner of Wayland Avenue and Elton Steet. After moving this structure she built the brick residence which now stands at 259 Wayland. She lived at 259 Wayland from 1902 until 1929 (Deed Book 728.387) and rented out 295 Wayland Avenue.

1908 September 19. Recorded in Deed Book 497.181 on September 21 at 2:57 p.m. William A. Harris and his wife Elizabeth conveyed to Emma Knight Jewett a certain lot situated at the southeasterly corner of Wayland Ave. and Elton St., being Plat lot #550 on the Moses Brown Farm Plat.

- 1908 September 21, Deed Book 497.181 Roger Williams Savings Fund and Loan Association conveyed lot 550 to Elizabeth R. and William A. Harris. This deed was made for the purpose of releasing said lot from the mortgage made by W. H. Harris to R. W. Savings on August 14, 1907. Recorded in Mortgage Book 270.94; August 14, 1901. Mortgage Book 219.314; also by William A. Harris and Eleanor F. Harris to the Coddington Savings Bank on July 13. 1882, recorded in Mortgage Book 104.71.
- 1920 April 31. Deed Book 591.280 Emma Knight Jewett, single of Providence, conveyed to George E. Schultz and Anne Hill Schultz land and all improvements bounding westerly on Wayland Ave. 50', holding that width extending easterly 100', bounding northerly on Elton St. and east on land of Charles R. Makepeace, and delineated as lot 550. A mortgage by George E. Schultz to Emma K. Jewett was made on April 30, 1920 and recorded in Mortgage Book 400.345.
- 1924 June 10. Deed Book 654.352 George E. and Anne H. Schultz conveyed said property to Thomas H. O'Brien and his wife Jane.
- 1945 October 16. Deed Book 864.308 Thomas H. O'Brien and his wife Jane G., both of Schnectady, N.Y. conveyed this property to John J. McLaughlin and Celia Theresa McLaughlin. Said property is further described as bounding west 50' on Wayland Ave., east 100' on land of Dorothy S. Malley, north on Elton St. and south on land of Benjamin H. Slade; and containing 5,000 sq. ft.
- 1952 December. Deed Book 995.334 John and Celia McLaughlin conveyed said property to Robert G. Potter and his wife Ruth.
- 1956 December. Deed Book 1066.232 Title Deed was transferred to Robert G. Potter and Mildred A. Potter.
- 1968 July 15. Deed Book 1148.841 Robert G. Potter and Mildred A. conveyed said property to Samir A. Haddad and his wife Barbara.

Providence Directories indicate the following:

- 1885-1886 James Cornell and H.P. Cornell were both associated with Daniels & Cornell, wholesale grocers located at 18 to 28 Custom House Street. Their residence is listed as 165 Angell Street.
- 1887-1895 James Cornell is still listed at 165 Angell. H.P. Cornell is now listed at #5 Wayland Avenue, which later became 259 Wayland Ave.
- 1890-1891 #5 Wayland Avenue was changed to #27. H.P. Cornell is listed at #27 Wayland.
- 1892-1892 Wayland Avenue was re-numbered again. #27 became #259.
- 1892-1895 Howard P. Cornell listed at 259 Wayland Avenue.

- 1896-1896 William O. Cornell at 259 Wayland Avenue. W.O. Cornell was associated with W. O. Cornell, F.W. and F.H. Andrews, assayers, smelters, amonia, naptha, nitric, muriatic and sulphuric acid, located at 15 Calender St.
- 1896-1906 The Cornells remained at 259 Wayland Ave.
- 1907-1909 No return. (house moved)
- 1910 Franklin S. Jewett, physician at 259 Wayland Ave.

295 WAYLAND AVENUE

- 1910-1919 Louis M. Jackson, associated with John B. Lavalley Co.
- 1920 Mrs. Louis M. Jackson, widow
- 1921-1926 George E. Schultz, Mgr., Pawt.
- 1927-1945 Thomas O'Brien, Pres. and Treas., Carpenter & Wood, Inc., 27 Mathewson St.
- 1946-1951 John McLaughlin (Celia), Bond Stores, Inc.
- 1952 No return
- 1953 Robert G. Potter (Ruth), Tillinghast-Stiles Co.
- 1968 Robert G. Potter (Mildred), Retired
- 1969-Pres. Samir A. Haddad (Barbara W.), Admin, Foxboro Co.

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