

PROVIDENCE PRESERVATION SOCIETY

Records For

331 WAYLAND AVENUE

Plat 39; Assessors Lot 209; Recorded Lot 512

JAMES S. LOOMIS HOUSE

Built 1911

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- 1836 February 9. Recorded in Deed Book 140/401. Moses Brown willed to his granddaughter Anna Almy Jenkins, wife of William Jenkins, his homestead farm in Providence Neck; after the lifetime of said granddaughter, this farm should pass to her son, Moses Brown Jenkins, who was born "February 7, 1836, if he should be to the age of 21 and marry and have a child."
- 1856 Samuel Boyd Toby, trustee of Anna A. Hoppin and Moses Brown Jenkins, conveys to them property in the estate of their mother Anna Almy Jenkins. Moses Brown Jenkins was 21 at the time. Moses took the portion of the homestead north of Angel Street and Anna took the portion south of Angel Street.
- 1865 April 18. Elm Grove Farm Plat belonging to Moses Brown Jenkins was surveyed and recorded in Plat Book 8 at page 15 and on Plat Card 215. The plat contained three lots and a total of seven million square feet. This covered the area from Aldrich-Dexter Field (Brown University) to Butler Avenue and between Angell Street and Laurel Avenue. See attached 1868 sketch from Plat Card 215.
- 1868 September 1. Recorded in Deed Book 184/77. William Jones Hoppin of New York, trustee of Moses Brown Jenkins of Rhode Island, for the sum of \$308,321.00 conveyed to Charles Cory Taber of Staten Island, New York and Henry M. Taber of New York City, New York that plat entitled, "The Elm Grove Farm."
- 1872 October 2. William J. Hoppin of New York was issued a mortgage from C. C. Taber and H. M. Taber. This mortgage was discharged in full by Moses Brown Ives Goddard. Further platting was done at this time and recorded in Plat Book 11/2.

- 1872 December 6. Deed Book 239/199. Charles C. Taber and Henry M. Taber, both of New York, sold 57 lots in this area to the Weybosset Land Company for \$331,237.90. (Recorded January 1, 1873)
- 1891 August. The entire area was replatted by Charles E. Paine, civil engineer, and recorded at the Providence Office of Land Evidences in Plat Book 19/17 and on Plat Card 640. The area was renamed, "The Moses Brown Farm Plat."
- 1911 February 23. Deed Book 518/224. An agreement to purchase Assessors Lot 206 was made between The Weybosset Land Company and James S. Loomis and Margaret, wife of James. The lot is described as being located in the Easterly part of Providence on the Southeasterly corner of Wayland and University Avenues. The agreement goes on to say, "the lot contains 4,000 square feet and it is understood and agreed upon that the said Loomises, their heirs and assigns shall not locate any building upon the premises hereby conveyed within twenty feet of Wayland Avenue." This agreement was signed by Robert H. I. Goddard, treasurer of The Weybosset Land Company and the Loomises.
- 1911 April 18. Certificate No. 641 was issued to James S. Loomis, of 169 Ives' Street, to build a 2-1/2 story, 2 tenement dwelling at the corner of Wayland Avenue and University Avenue. James Loomis is listed as a "grocer" with a provisions business at 169 Ives Street.

The property was owned by the Loomis family for 43 years from 1911 until 1954. The Loomis family occupied this property from 1911 until 1920 when they built a house at the corner of Wayland and Doane Avenues (420 Wayland) 1920-1930.

329/331 Wayland Avenue was rented to various tenants:

Alice E. O'Connor - a school teacher

Charles Gladding - operated a teaming company.

- 1934 No. 329 Wayland Avenue was rented to Dr. Charles B. Lewis. He was a physician and director of Health and Physical Education at the Providence School Department. Dr. Lewis and Mary A., his wife, remained at this address for 29 years from 1934 until 1963.
- 1942 No. 331 was rented to Rudolph H. Jettinghoff and Mildred M., his wife. The Jettinghoff's remained at No. 331 for 44 years from 1942 to 1986. They purchased the property in September of 1954 from the Loomis family.
- 1954 September 23. Deed Book 1026/416, 417 and 418 records the transfer of this property to Mildred M. and Rudolph H. Jettinghoff from Dorothy A. Loomis, administrator of the estate of James S. Loomis. This transaction describes the property as being that certain lot of land situated on the Southeasterly corner of Wayland Avenue and University Avenue delineated as recorded lot 512 on the Moses Brown Farm Plat. It is assessors lot 209.

- 1976 December 21. Deed Book 1196/266. The property was transferred to Miriam Rudden of Morris Plains, New Jersey, David Jettinghoff of Middlefield, Connecticut and Rolf Jettinghoff of Searsport, Maine. Rudolph H. and Mildred M. Jettinghoff remained at the property.
- 1985 October 1. Deed Book 1309/974. The property was transferred to Michael J. Barnacle, Jr. and Salley E. Lapidés.
- 1986 April 8. Deed Book 1358/236. The property was sold to John C. Finch. Occupants were John Finch, Jennifer Finch, Deborah Snell and Michael Coleman at 329 Wayland Avenue. Raymond Gibson occupied 331 Wayland Avenue.
- 1990 Records show occupants as John Finch, Jennifer Finch and Deborah Snell at 329 and Michael Coleman at 331 Wayland Avenue.
- 1991 April 16. Deed Book 2384/257. The property was transferred to John A. Cucco.