

Providence Preservation Society

Records of

349 Wayland Avenue

Plat 39  
Assessors lot 187  
Plat lots 506,508,50

Built 1911  
Gerald T. Hanley

- 1873 January 1. Weybosset Land Company, Robert H.I. Goddard, treasurer, purchased large tracts of land in this area. These transactions are recorded in Deed Books 239.199 and 241.226.
- 1891 Assessors Plat #39 which is entitled "The Moses Brown Farm" was replatted in 1891 by Charles E. Paine, Civil Engineer, and recorded at the Office of the Recorder or Land Evidences in Plat Book 19, page 17 and on Plat Card 640.
- 1908 October 30. Water Department records show pipes were laid in this area. Sketch from City Atlas is attached.
- 1909 September 21. Recorded in Deed Book 505.403. Weybosset Land Co., a corporation legally incorporated by the R.I. General Assembly in 1860, granted to Gerald T. Hanley two certain lots of land #508 and #509 containing 10,000 sq. ft. of land. It was agreed and understood that the Grantees shall not locate any building upon these premises within 20' of Lloyd Avenue or Wayland Avenue.
- 1910 Gerald T. Hanley residence is listed at 262 Brown St. He is listed as owner of Assessors lot #187 valued at \$6,400.
- 1911 Tax records indicate completion of the house. Directories list G. T. Hanley at the corner of Lloyd and Wayland Aves.
- 1912 November 25. Weybosset Land Co. conveyed to Gerald T. Hanley one certain lot of land located on the southerly side of Lloyd Avenue near Wayland Avenue containing 5000 sq. ft. and numbered 506 on Moses Brown Farm Plat.
- 1918 Sketch from City Atlas is attached.
- 1919 May 19. Deed Book 580.236 Gerald T. Hanley conveyed to Robert O. Smith and Laura I. Smith, his wife, the three certain lots of land with all improvements situated on the easterly part of Providence being lots #506, 508 and 509 upon the plat entitled "Moses Brown Farm Plat".
- 1945 January 11. Recorded in Deed Book 860.282 Robert O. Smith and Bertha T. conveyed to Louis Nass said lots with all buildings and improvements.
- 1946 July 3. Building Permit #1005 was issued to Louis Nass, owner, to make a new second floor bathroom, close two windows on the left side, cut for two windows on front,

reshingle half of house from second floor up in front and left side, and erect two non-bearing partitions on this one family 2½ story dwelling. The Builder is listed as S. C. Cruckshank.

1965 December 29. Deed Book 1134.964 Louis Nass transferred said property to Louis Nass and Irma H. Nass, his wife. This being parcel #2 in said transaction:

1983 August 1. Recorded in Deed Book 1246.1117 Records show that this became the property of Irma H. Hass.

Research in City Directories shows the following:

Prior to 1910 - This house was not listed.

1911 - 1919 Gerald T. Hanley; Residence at 349 Wayland Avenue; Vice President of Providence Brewing Co.

1920 - 1936 Robert O. Smith, associated with Cook, Dunbar & Smith, 85 Sprague Street; residence 349 Wayland Avenue.

1937 - 1938 No return.

1938 - 1944 Mary Colt Gross; Tea Shoppe, 63 Washington St., top floor.

1945 - 1980 Louis Nass, listed as Vice President, Standard Wholesale Co., later associated with Copley Distributors.

Research by:  
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