

Providence Preservation Society

Records of

381 Wayland Avenue

Plat 39
Assessors Lot 142
Plat Lot 460

R. Sanford & Katharine H. Riley House

Built in 1910

Moses Brown Farm Plat

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 "Feb. 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 Angell Street and Anna took the portion south of Angell Street.

1865

April 18. Elm Grove Farm Plat belonging to Moses Brown Jenkins was surveyed and recorded in Plat Book 8 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 U.) to Butler Ave. 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, N.Y. and Henry M. Taber of New York City 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

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".

- 1909 December 6. Recorded in Deed Book 512.17 at 4:47 p.m. The Weybosset Land Co., Robert H. I. Goddard, treasurer, a corporation legally incorporated by the R.I. General Assembly, sold to Katharine H. Riley, wife of Robert Sanford Riley, lot #460 upon the Plat entitled, "Moses Brown Farm". Said lot located on the southeast corner of Wayland and President Avenue contains 6257 sq. ft. This deed was executed with the understanding and agreement that no building shall be located on the premises within 20' of President or Wayland Avenues.
- 1910 January 17. An intention to build was filed with the City of Providence by Katharine H. Riley of 91 Elmgrove Ave. Certificate #289 was issued to build a new 2 story, one family dwelling to be made of wood. The architect is listed as E.T. Chapin. The builder was A.T. Card. The estimated cost was \$8500.
- 1919 June 16. Recorded in Deed Book 596.82 R. Sanford Riley and his wife Katharine H., both of Worcester, Mass., conveyed the property to Harriet P. Jones, wife of Frederick C. Jones. The description is given as bounding westerly on Wayland Avenue 62.44', holding that width and extending easterly 100'; bounding northerly on President Avenue. The deed conveyed land, building and improvements.
- 1926 June 1. Frederick C. Jones retained the property in his name as sole owner.
- 1934 April. Deed Book 769.269 F.C. Jones conveyed the property to Carl A. Lindblad and his wife Ruth S.
- 1946 March. Deed Book 885.202 The Lindblads conveyed said property to Stanley F. and Betty W. Mathes.
- 1978 February 16. Deed Book 1203.972 This property was placed in the name of Betty W. Mathes.
- 1979 August 30. Deed Book 1215.380 The property was purchased by Ian D. Benham and his wife Anne L.
- 1982 October 1. Deed Book 1238.747 William H. and Susan J. Peeples purchased the property from the Benhams.
- 1984 May 3. Deed Book 1260.821 The property was conveyed to Joseph S. and Judith O. Lubener as tenants by the entirety.

Directories show the following residents of the property:

1911-19 Robert Sanford Riley (Katharine H), General Manager, American S.W. Co. They had lived previously at 91 Elmgrove Avenue.

1920 Frederick C. Jones (Harriet P.); President and Treasurer of Edward S. Jones Sons Co. (printing) at 178 Union Ave. The advertising office was at 75 Westminster St. The Jones' home address was 11 Everett.

1926 Harriet Jones, wife of Frederick C., died on May 1 at 44 years of age. (Bk. 29.282). Mrs. Alice C. Jones joined the family at 381 Wayland Avenue. She was apparently the mother of Frederick C. Children are listed as Edward S. who was born in 1912, and Frederick P. born in 1916.

1935 The Jones family moved to 80 Irving Avenue. Carl A. Lindblad (Ruth S.) became owners and residents of 381 Wayland. He was a director at the former Homeopathic Hospital (now Roger Williams) 825 Chalkstone Avenue.

1946-82 Stanley F. Mathes (Betty W.); engineer. Children are listed as Carla and Linda.

1983-84 information not available

1985- present Joseph Lubiner (Judith O.); President of Health Initiatives Corp.