

PROVIDENCE PRESERVATION SOCIETY

records for

455 Wayland Avenue

Freeman Plat #1
Plat lot 28

Built - 1926

Plat 86
lot 519

by Robert Freeman

- 1875 Atlas of Providence by GM Hopkins Plate J shows this area belonged to the Providence Land Company. See attached.
- 1882 Atlas by GM Hopkins, :Plate 4, shows very little development had taken place in this area. See attached.
- 1895 Atlas of Providence by Everts and Richards Plate 33 shows portions of this area replatted, reflecting the 1891 replating of the Moses Brown farm plat by C.E. Paine, civil engineer. 455 Wayland was located at the edge of the Moses Brown Farm and at adjacent to the Cot Swamp lots.
- 1908 Plate 9 shows the area, still unplatted, had been purchased by J.R. Freeman. John Freeman was a civil engineer who came to Providence from Boston in 1896. He lived on what now is called Freeman Parkway. Due to Freeman's concern about future development in the area which he lived he purchased approximately 50 acres. Ultimately he did control development of the area.
- 1913 RI Public Laws, January Session Chapter 987 grants permission for development of the area.
- 1917 Deed Book 562.404 John R. Freeman conveyed to the city of Providence specific land to be used as streets in this area entitled Plat #1 of the land in Providence, RI belonging to John R. Freeman.
- 1916 June. The Freeman Plat #1 was surveyed and platted by W.Y. Polleys, Civil Engineer and revised in December 1916. It was recorded at the office of the Providence recorder of land evidences in Plat Book 34 page 24 and on Plat Card 1036 on March 15, 1917. See copy attached.
- 1918 Atlas, Plate 21 shows the now platted area contained a few structures. The R.I.H.P.C. East Side report, published in 1989, gives background of J.R. Freeman stating that he was a civil engineer by training. He purchased about 50 acres on the East Side of Providence, in order to control development around his own home. See the 1918 map enclosed for an indication of Freeman's extensive land holdings.

Showing further concern about his surrounding he financed the construction of a number of dwellings on his Plats and built a few more in collaboration with Real estate developer and architect Marshall B. Martin. Freeman sold other lots to people associated with speculative residential construction.

1919 August 22. Deed Book 583:348 John R. Freeman and his wife Elizabeth Clark Freeman sold to Shubael Howes and Bessie K. Howes, his wife, that certain lot located at the corner of Laurel and Wayland Avenues.

The conveyance was made subject to the following instructions:

1. No saloon, shops, stable or commercial garage shall be located on said premise. Said premises shall be restricted as to use and occupancy to a one family dwelling house and private garage.
2. No part of any building or porch shall be located nearer than 20' to either of the street lines or nearer than 12' to the other lines of the lot. Front steps shall not be considered a part of any building or porch is not enclosed.
3. No clothes drying yard shall be located nearer than 40' to any street line.
4. No garage shall be located nearer than 40' to any street line except when built in and form a part of the bottom portion of the dwelling house.

1919 Dec. 8 D.B. 589-243 Mr. Howes and Freeman executed another deed for the purpose of adjusting the lot size.

Shubael Howes was a credit manager at 36 Pine Street, a Boot and Shoe Company, And lived at 625 Hope Street.

On December 1, 1919 S.B. Howes filed an "intention to build" with the city of Providence. Certificate #3312 was issued for him to have built a new one family wooden dwelling house at the corner of Wayland and Laurel Avenues. Emil Benson is listed as the Builder, Jackson, Robertson and Adams as Architects.

1919 December 23. Schubael B. Howes died at 46 years old.

1920 March 9. The estate of Schubel B. Howes was admitted to Providence Probate Court. Docket #20820 was assigned. The estate was administered with no mention of a house, land or real estate of any kind.

- 1922 Bessie Howes and her daughter Madeline moved to the Oaklawn section of Cranston. Madeline's employment changed from being a stenographer at 36 Pine Street, the Shoe and Boot Company, to being a stenographer at RI Hospital Trust.
- 1922 October 16. Deed Book 632.329 Bessie K. Howes and Madeline her daughter conveyed to Mary E.B. Otis lot 28 on Freeman Plat #1 with all building and improvements.
- 1923 Tax ledger shows Mary E.B. Otis was taxed for assessors lot 519- with no building on the land.

Building inspector records show no indication of a building permit being issued in addition to the one given to Shubael Howes for his wooden dwelling.

Perhaps Otis acquired the Jackson, Robertson, Adams architectural drawings along with the purchase of the lot.

- 1923-1926 Directory show that Robert W. and Mary Otis lived at 158 Taber Avenue. He was President-Treasurer of Otis Bros. Co. Gold, Silver and Platinum Refines located on Blackstone Street, corner of Culver Street.
- 1925 Documents show Otis living at Taber Avenue and paying tax on lot 519- no building.
- 1926 December. D.B. 686:438 A deed was executed to include the name of Robert W. Otis in addition to Mary E.B. Otis as Joint tenants.
- 1926 The house appears on the Providence City Atlas, Plate 21.
- 1927 Directories show Otis moved to 455 Wayland Ave.
- 1933 February 23. Deed Book 768.121 The property was conveyed to Mary T. Lynch, widow of Michael J. Lynch the 1933 Directory shows Mary T. widow lived at 116 University Ave.
- Michael J. Lynch died April 3, 1927 at 46 years old. He had been a lawyer associated with the firm Tillinhast and Lynch, 602 Grosvenor Building.
- 1939 November. lot 519 became property in the Estate of Mary T. Lynch who had died Sept. 27, 1938 at 56 years old. (Assessor Card)

Directories indicate she was living alone at 455 Wayland Avenue.

- 1940 January. Assessor Cards show the property was transferred to Maurice S. Lynch who moved into the house.
- 1944 May. D.B. 858:347 The property was transferred to Jason H. Cohen (Probate #80106) who sold it to Elliot S. Feit and Sandra J. Feit. (Physician)
- 1991 June 25. D.B. 2414-296 the property was transferred to Bonnie P. Winkler.

CBP
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