

Providence Preservation Society

Records for

458 Wayland Avenue

Plat 86

lot 508

The Edwin C. Greene House  
built 1922  
J.M. Cady - Architect

- 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.
- This Wayland Ave. Property was at the edge of the farm Plat. See map attached.
- 1875 Atlas of Providence Plate J shows this area was owned by C.C. and H.M. Taber and part by Henry C. Door. Very little development had taken place in the area.

- 1882 Atlas of Providence shows no development and little platting had taken place in this area called Cat Swamp. Dotted line through the area indicates a brook. See attached copy of Plate #4.
- 1891 August. The entire area was replatted by Charles E. Piante, 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."
- 1895 Atlas of Providence by Everts and Richards Plate 33, enclosed, shows little development or platting had taken place in this area.
- 1911 John R. Freeman, civil engineer, purchased acres of land in this area. He built his house on Freeman Parkway near Morris Avenue. He began the platting of the Freeman Plat, known as the first suburb of Providence. He had drains connected to the springs in the "Cat Swamp" and connected them to sewer lines on Elmgrove Avenue. Fill was brought in raising the ground 15 feet in some places. New streets were platted and replatting of older roads was done to allow for narrower streets with gentle curves.
- 1912 In 1912, Freeman Had persuaded the city council to create a commission to study ways of improving transportation to and from the East Side.
- 1913 R.I. Public Laws, January Session Chapter 987 grants permission for development of the area.
- 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.
- 1917 June 15. This lot was taxed to John R. Freeman.
- 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, R.I. belonging to John R. Freeman".
- 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 developers and architects. Freeman sold other lots to people associated with speculative residential construction.

- 1920 A trolley car line was laid on Elmgrove Avenue. This was done at the instigation of Freeman who figured public transportation would stimulate development of this area, later referred to as the first Providence suburb.
- 1920 March 1. Deed Book 583:390 John R. Freeman sold to Jules P. Goldstein the lot delineated as Plat Lot #27 on the Freeman plat #1. The deed was conveyed with the following restrictions:
- (1) Until after forty (40) years from date hereof it is to be used only for residential purposes and occupancy by only one one-family house and private garage pertaining thereto- no saloon, shop, stable or commercial garage to be built thereon.
  - (2) No part of any building or porch nearer than twenty (20) feet to any street line nor nearer than twelve (12) feet to the other lines of the lot (front steps shall not be considered a part of the building or porch). See restrictions No. 4 as regards location of garage).
  - (3) No clothes drying yard nearer than forty (40) feet to the front line.
  - (4) No garage nearer than forty (40) feet to either street line except as same may be built into and form a part of the bottom portion of the dwelling house. Upon this particular lot it is agreed that the garage if located in the northwest corner of said lot, it may be located at a distance of not less than five (5) feet from either the northerly or westerly lot lines.
- 1921 June 15. Deed Book 613:22 Ralph B. Taylor purchased the lot.
- 1922 June. Taxes were assumed by Lewis E. Woodward.
- 1922 December 1. The land was purchased by Edwin C. Greene. Building Permit #4733 was issued to Edwin C. Greene. See copy of this permit attached.
- 1948 May. The property became part of the Edwin C. Greene Estate. Sarah L. Greene, widow was named heir.
- 1949 The purchase of the property by Seebert J. Goldowsky and Gertrude N. his wife was recorded in Deed Book 945:326 in April.

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