

Providence Preservation Society

Records of

Plat 86

489 Wayland Avenue

Assessors lot 542

Plat lot 132

Edith Anderson Otte House

built 1920

probably by Marshall B. Martin

1916

The plat of land entitled "Plat #1 of land in Providence belonging to John R. Freeman" was recorded at the office of the Recorder of Deeds in Plat Book 34, page 24, and on Plat Card 1036.

1919

July 26. Recorded in Deed Book 583.279 John R. Freeman and Elizabeth, his wife, conveyed to Marshall B. Martin that certain tract of land situated on the southerly side of Upton Avenue and the easterly side of Wayland Avenue being lot # 132.

Said premises were conveyed based upon and subject to the following conditions and restrictions:

- A) No part of any building shall be located nearer than 20' to the southerly sideline of Upton Avenue or nearer than 12' to either the east or west sidelines of said premises, and no clothes drying yard and no private garage shall be located nearer than 40' to the south sideline of Upton Avenue.
- B) No shop or commercial garage or stable shall be located on said premises, and said premises shall be restricted as to use and occupancy as a one family dwelling house and a private garage pertaining thereto.

1920

June 29. Recorded in Deed Book 591.393 John R. Freeman agreed to hold a mortgage on said property. Marshall B. Martin, listed as a real estate developer, purchased several tracts of land from Mr. Freeman at this time.

September 20. Recorded in Deed Book 601.178 Marshall B. Martin conveyed to Edith Anderson Otte, wife of Henry Otte, Plat lot 132 and the westerly 10' of lot 133, including all improvements. This tract of land was conveyed upon agreement of the previously described restrictions.

1928

October 25. Deed Book 719.477 Edith Anderson Otte conveyed to Katherine H. Thayer, wife of Robert F. Thayer, this property described as bounding north on Upton 103.66' to land of Edward T. Quillen; south bounding east on Quillen land 100.05' to land of Anna W. Driscoll; west bounding south on Driscoll land 78.40' to Wayland Avenue; north bounding west on Wayland 103.03' to the point and place of beginning comprising all of lot 132 and the west ten feet of lot 133.

- 1946 May 22. Recorded in Deed Book 900. The Sopkin family purchased said property located on the southeast corner of Upton and Wayland Avenues.
- July 22. Building Permit #1106 was issued to Alvin Sopkin to renovate and relocate non-bearing partitions, change fixed windows to casement and continue basement foundation under this portion of the building. Frank A. Gustafson & Co. is listed as the builder.
- 1950 June 26. Building Permit #887 was issued to Ronald Sopkin to excavate a portion under the sun parlor for basement purposes and to pour concrete in the foundation.
- 1951 July 11. Building Permit #807 was issued to R. Sopkin to add an open side porch.
- 1952 March 12. Deed Book 994.172 Ronald B. Sopkin and his wife Doris conveyed said property to Robin Halpert and his wife Ruth S.
- 1963 July 23. Deed Book 1121.321 Robin Halpert conveyed this property to Ruth S. Halpert.
- 1968 February 9. Deed Book 1146.294 Ruth S. Halpert conveyed said property to Geoffrey H. O'Brien and his wife Susan S.
- 1971 December 31. Deed Book 1165.14 Geoffrey H. O'Brien and his wife Susan conveyed said property to Jacqueline C. Brassard.
- 1973 June 15. Recorded on June 21 in Deed Book 1175.738 Jacqueline C. Brassard conveyed said property to Charles F. Johnson 3rd.

Research in Providence Directories indicates the following:

- 1920 Henry Otte is not listed
Marshall Martin, real estate co. at 1405 Turks Head Bldg.,
house at 125 George St.
- 1921-1928 Henry Otte, treas., cotton and yard co., residence at
489 Wayland Avenue.
- 1929-1946 Robert F. Thayer, American Viscose Corp. (Rayon, Yarns),
Catherine T., treasurer of the Irrepressible Soc., Inc.,
a charitable institution at 117 Waterman St., h. at Wayland.
- 1947-1952 Ronald B. Sopkin (no business affiliation listed)

1953-1967 Robin Halpert (Ruth A.), Cracia Mills and credit manager of Max Silverstein & Son Co.

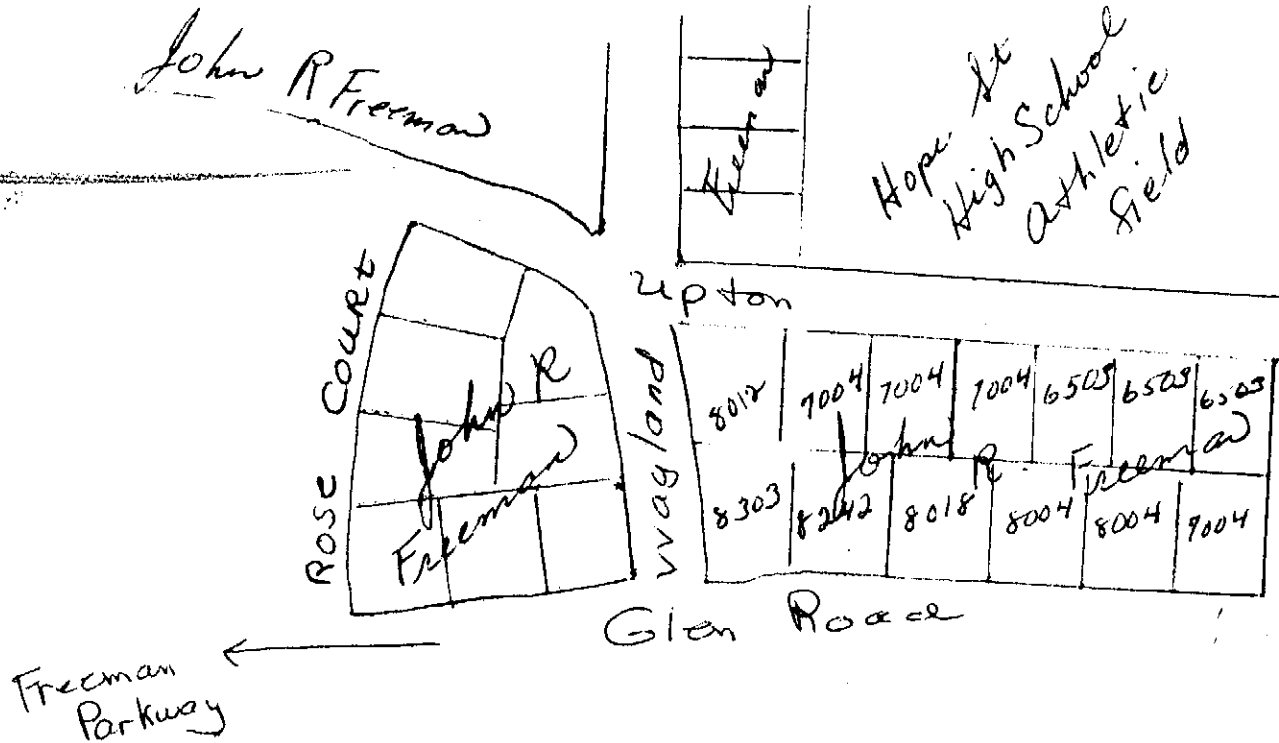
1968-1971 Geoffrey O'Brien (Susan S.), Exec., Prov. Pile Fabric Co. of Fall River, Mass.

1972-1973 Roger A. Brassard & Jacqueline; realtors, sales, and restorations at 188 Benefit Street.

1974-1975 no listing for 489 Wayland Avenue

1976-present Charles F. Johnson; Brown U. Bio. Med. Center

Research by:
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1918 Atlas
 Plate 21