

**PPS RECORDS FOR  
509 WAYLAND AVENUE  
PLAT 86, LOT 35**

**JOHN E. AND AGNES H. LENT HOUSE  
Built 1922-1923**

**DESIGNATIONS**

509 Wayland Avenue is a contributing building within the Freeman Plat Historic District, listed on the National Register of Historic Places; it is identified in the inventory as "John E. Lent House, ca. 1922 (garage before 1936)." [Note: both house and garage are shown on the 1926 map, so "1936" may be a typo in the NR nomination document.]

The house is not located within any local historic districts designated by the City of Providence.

**RECORDS** *(All Records were found in Providence City Hall unless otherwise noted).*

**Assessor's Plat Maps and Chain of Title Cards (Assessor's Office)**

The map for Assessor's Plat 86 identifies 509 Wayland Avenue as Lot 35, a rectangular lot with 63 feet of street frontage and a total area of 6,133 sq.ft.

**Chain of title card for AP 86, Lot 35 – WAYLAND AVENUE:**

Emma A. Smith, wife of Albert M. Smith, owned the property as of April 15, 1891.

Russell C.C. Dubois of Cranston owned the property as of November 1, 1902.

John R. Freeman owned the property as of November 1, 1905.

Mary F. Augustus owned the property as of June 15, 1921.

John E. Lent owned the property as of December 1, 1922.

John E. Lent and wife Agnes H. Lent owned the property as of June 1, 1923.

Agnes H. Lent, widow of John E. Lent, owned the property as of May 1, 1926.

Herbert Kuhl owned the property as of June 15, 1926.

Constance H. Kuhl owned the property as of November 1930.

Royal I.R. Poyton and wife Miriam W. Poyton owned the property as of  
January 1935.

Wilfred G. Broadbent and wife Alice C. Broadbent owned the property as of November  
1942.

Ira E. Green and wife Carolyn Green owned the property as of December 1952.

[NOTE: no further records are noted between 1953 and 2003.]

According to the Assessor's computerized data base, the current owners are Christian H. and Amy H. Whiting, who purchased the property in 2003.

**Maps and Atlases (Archives and Registry of Deeds)**

*Maps indicate that the house was constructed sometime between 1918 and 1926, on a lot in Freeman Plat No. 1.*

**1916:** "Plat No. 1 of Land in Providence Belonging to John R. Freeman," surveyed by W.Y. Polleys June 1916, revised December 1916, recorded in Plat Book 34, Page 24, copied on Plat Card 1036. This map shows the original layout of streets and house lots in this section of the Freeman Plat, which is situated north of Doyle Avenue and east of Morris Avenue, including four lots on the east side of Wayland Avenue north of Upton Avenue. The present site of 509 Wayland Avenue was created by combining Lot #197 (measuring 55 feet by 97.34 feet, or 5,354 sq.ft.), which is the 3<sup>rd</sup> lot north of Upton Avenue, with a small portion of its northern abutter, Lot #198. (*Registry of Deeds*)

**1918:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 21, shows the present site of 509 Wayland Avenue as a vacant 5,354 sq.ft. lot on the east side of the street, three lots north of Upton Avenue. The owner, John R. Freeman, also owns the 3 abutting lots (consistent with the 1916 plat map), and the map refers to Freeman Plat No. 1. Note that the Hope Street High School athletic fields adjoin all four Freeman lots to the east.

**1926:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 21, shows the house standing at 509 Wayland Avenue, located on the east side of the street three lots north of Upton Avenue. The wood-frame house also has a freestanding garage behind it, at the rear lot line. The lot size has increased to 6,133 sq.ft. The owner is A.G. Lent. [Note: other records indicate that Agnes Lent's middle initial was "H."] The map also refers to Freeman Plat No. 1 on plat card 1036. (*Archives*)

**Deeds (Registry of Deeds)**

*Deeds indicate that the house was not yet built when this property (actually a combination of three parcels) was sold by John R. Freeman to Mary F. Augustus in April and August 1921 (in two deeds). When Miss Augustus sold the property to John E. Lent in June 1922, the deed referred to "buildings and improvements" on the lot, so it appears the house was under construction at that time. (The property ownership changed for one day later that November, but was reacquired that same day by Lent and his wife.) The house was probably not completed until late 1922 at the earliest, since city directories do not list the address until 1923, when it was occupied by John and Agnes Lent. Thus the date of construction is 1922-1923, and the house is named after its first owner-occupants.*

Deed Book 610/Page 81: On April 23, 1921, John R. Freeman sold to Miss Mary F. Augustus of Providence, for \$50, a lot of land "with improvements thereon" on the east side of Wayland Avenue, 125 feet north of Upton Avenue. The lot had 55 feet of

frontage on Wayland, and was 97 feet deep, bounded on the east by land of the Hope Street High School Athletic Association. This lot was a combination of portions of Lots 197 and 198 in Freeman Plat No. 1: 45 feet in width by 97 feet deep from the northern part of Lot 197, and 10 feet in width by 97 feet deep from the southern part of Lot 198, for a total of 5,354 sq.ft. As with all lots in the Freeman Plat, certain deed restrictions applied to new construction on this lot: only a single-family house could be built (a different use might be permitted after January 1, 1960); the house had to be set back at least 20 feet from the street and 12 feet from the side lot lines; and any clothes drying yard or freestanding garage had to be set back at least 40 feet from the street.

DB 611/365: On August 5, 1921, John R. Freeman sold to Miss Mary F. Augustus of Providence, for \$50, a lot of land "with improvements thereon" on the east side of Wayland Avenue, 180 feet north of Upton Avenue. The lot had 8 feet of frontage on Wayland, and was 97 feet deep, bounded on the east by land of the Hope Street High School Athletic Association and on the south by land previously transferred from the grantor to the grantee on April 23, 1921. This lot was a portion of Lot 198 in Freeman Plat No. 1, and measured 776 sq.ft. [Thus, the property reached its current size, with 63 feet of street frontage.] The deed indicated that this lot was to be considered a part of the lot previously conveyed (referring to DB 610/81) and henceforth the two lots would be considered a single parcel, subject to the same deed restrictions that applied to the earlier transaction.

DB 629/378: On June 19, 1922, Mary F. Augustus (unmarried) sold to John E. Lent of Providence (for an unspecified sum), a parcel of land "with buildings and improvements thereon" on the east side of Wayland Avenue, 125 feet north of Upton Avenue, with 63 feet of frontage on Wayland and 97 feet in depth. The deed refers to this parcel being portions of Lots 197 and 198 in Freeman Plat No. 1, and also refers to DB 610/81 and 611/365, subject to the same deed restrictions.

DB 625/378: On November 16, 1922, John E. Lent sold to Florence A. Joyce, for \$1, a parcel of land "with buildings and improvements thereon," with the same boundaries and restrictions as in DB 629/378. [Note: This deed, although recorded in a numerically earlier deed book, post-dates DB 629/378.]

DB 625/379: On November 16, 1922, Florence A. Joyce sold to John E. and Agnes Hopkins Lent, for \$1, a parcel of land "with buildings and improvements thereon," with the same boundaries and restrictions as in DB 625/379 and DB 629/378. [Note: This deed, although recorded in a numerically earlier deed book, post-dates DB 629/378.]

DB 685/341: On May 24, 1926, the R.I. Hospital Trust Co., acting as conservator for the estate of Agnes H. Lent (as of May 18, 1926), sold to Herbert Kuhl of Providence, for \$13,000, a parcel of land "with buildings and improvements thereon" on the east side of Wayland Avenue, 125 feet north of Upton Avenue, with 63 feet of frontage on Wayland and 97 feet in depth. The deed refers to this parcel being portions of Lots 197 and 198 in Freeman Plat No. 1, and also refers to DB 625/379, DB 610/81 and DB 611/365, subject to the same deed restrictions.

### **Directories (Archives)**

*Directories indicate that the house was standing and occupied as of 1923.*

Providence City Directories contain a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name, beginning in 1850. From 1892-1894 city directories also included a section listing residential buildings by street address, later separately published as a House Directory.

1921-1922 John E. Lent, agent (no business name or address noted), lived at 392 Lloyd Avenue

[Note: Of the two other property owners during 1921-22: Mary F. Augustus, teacher at the Arnold St. School, lived at 99 Pitman St. in 1921 and at 1560 Westminster St. in 1922. Florence A. Joyce, a clerk in the recorder of deeds office, boarded at 59 Charlesfield St. both years.]

1923 John E. Lent, agent (no business name or address noted), lived at 509 Wayland Avenue

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address. This directory is typically a year behind the city directory.

1921-1922 No listing for 509 Wayland Avenue

1923-1924 509 Wayland Avenue, John E. Lent, agent