

PROVIDENCE PRESERVATION SOCIETY

Records of

#85 Everett Avenue.....wood
ca. 1907

Plat 86
Lot 175

The existing structure was built on Lot #167 and the easterly 25' of Lot 168 as delineated on the 1891 Replatting of the Moses Brown Farm while the property was owned by Frances E. Hill, wife of Charles E. Hill, Laura A. Burgess a widow of New York City, and Jennie L. Knowlton a widow of Shrewsbury, Mass. Within a year after the house was completed they had sold it to Charles E. Holmes, of Prov.. It is difficult to know whether the house had been built originally with Holmes in mind or not as the property was used for rental. The early history of the property, prior to its being owned by the Tabers, is covered in the Preservation Society's document titled "Early Records of the Platting of the Moses Brown Farm". Between 1907 and 1913 the street address of the existing structure was #95 Everett Ave., since 1915 it has been #85.

- 1891 The "Moses Brown Farm Replat" was recorded at the request of Samuel A. Nightingale, real estate broker for Charles C. and Henry M. Taber. The plat was drawn by Charles E. Paine and recorded in Plat Book 19 page 17 and on Plat Card 640. The Tabers had purchased the large tract of land from Moses Brown Jenkins, great grandson of Moses Brown in 1868.
- **** In 1898 the heirs of Charles C. Taber conveyed 120 of the lots to William B. Weeks (Deed Book 423:114) and two years later Weeks' Trustees, Howard J. Weeks and Edward H. Weeks, conveyed 95 of those lots to Waldo I. Getchell of Cambridge, Mass. (Deed Book 434:347). In 1901 Getchell conveyed the block bounded by Elmgrove, President, Taber and Everett Avenues, lots #165-180 inclusive, to William S. Todd of Prov. (Deed Book 441:215). On the same day, 20 September, 1901, William Todd conveyed the property to Frances E. Hill, wife of Charles E. Hill of Prov., Laura A. Burgess of New York City, and Jennie L. Knowlton of Shrewsbury, Mass. (Deed Book 443:46).
- 1907 The Records of the Providence Water Board indicate that water service commenced at what is now #85 Everett Ave. on the 24th of July, 1907.
- 1907 The first Providence City Directory listing for this structure is given during this year in the name of Herbert M. Williams, insurance agent. The street address is given as #95 Everett Ave.
- 1908 The Providence City Atlas, plate 6, shows the structure on a 4,000 sq. foot lot but gives no street number. The owner is indicated as Francis E. Hill et al.
- 1908 Charles and Francis Hill, Laura Burgess and Jennie Knowlton conveyed to Charles E. Holmes, "that certain parcel of land with all the buildings and improvements thereon...on the southerly side of Everett Ave.... beginning at a point on the southerly side of Everett 100' west of the southwesterly corner of Everett and Elmgrove and running southerly threrfrom 80'; thence turning at a right angle and running westerly 150'; thence turning at a right angle and running northerly 80' to Everett; thence turning at a right angle and running easterly along

Everett Ave. 150' to the point and place of beginning. Being lots no. 167, 168 and 169 on the Moses Brown Replat...of 1891". (Deed Book 494:251).

**** The Providence City Directory indicates the residents of the house for this early period were renters:

- 1907-09 #95 Everett...Herbert M. Williams, insurance agent...
- 1911-13 #95 Everett...Norman W. Hayward, insurance
- 1915-19 #85 Everett...David B. Hall

1919 Charles E. Holmes, single, of Prov. conveyed property to P. Howard Blanding of Prov.. The parcel, including a house, was on the southerly side of Everett 100' west of the corner of Elmgrove and Everett. It included all of lot #167 and the easterly 25' of lot #168 and was aproximatly half of the parcel that had been conveyed to the grantor by Francis Hill and others. (Deed Book 588:301). According to the Providence City Directory, Blanding lived in the house during 1921 and 1922. He was employed as a clerk.

1921 P. Howard Blanding and Helen E. Blanding, his wife, of Worcester. Mass., formerly of Prov., conveyed the property, including the house, all of lot #167 and 25' of lot #168, to John A. Doyle of Prov. (Deed Book 609:357). This deed was drawn on the 27th of April and recorded on the 2nd of May.

1921 In a deed drawn on the 30th of April and recorded on the 2nd of May, John A. Doyle and his wife Abbie C.M.Doyle of Prov. conveyed the property to Alfred E. Rochon, single, of Prov. (Deed Book 609:161).

1921 In a deed of June 9th Alfred E. Rochon conveyed the property to Louise E. Knowles of Prov., wife of John Courtland Knowles. (Deed Book 613:145).

**** The Providence City Directory lists the occupant of the house as "John C. Knowles" from 1923 until 1963. From 1964 until 1977 "Mrs.Louise E. Knowles" is listed as the resident.

1970 Louise E. Knowles, now unmarried, conveyed the property, all of lot #167 and 25' of lot #168 some 6,000 sq.feet, to The Rhode Island Hospital Trust Company as Trustee under the trust agreement of Louise Emerson Knowles dated May 9,1967. (Deed Book 1159:925).

1978 The Rhode Island Hospital Trust Company, acting in their capacity as Trustee for Louise Emerson Knowles, conveyed the property to Raymond Endreny and his wife Patricia Endreny of Prov. as tenants by the entirety. (Deed Book 1205:1089).

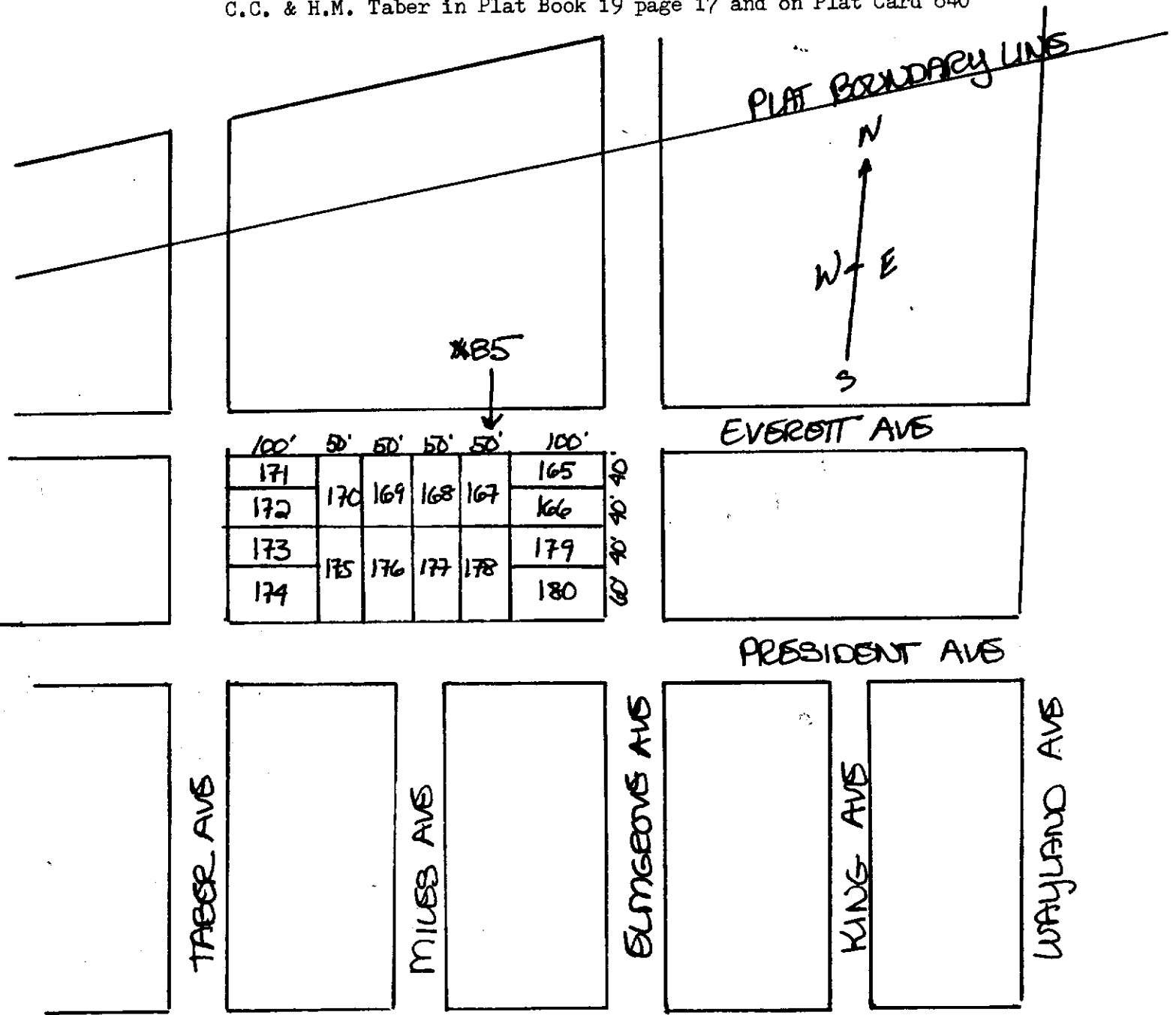
The date of ca.1907 for this structure is supported by 1907 Records of the Water Board and the listing for that year in the City Directory, and by the 1908 City Atlas. In addition the 1908 deed for the property specifically refers to "buildings and other improvements".

Prepared by,
Ann C. Street
January,1983

MOSES BROWN FARM - REPLATTED AUGUST 1891

by Charles E. Paine

recorded at the request of Samuel A. Nightingale, real estate broker for
C.C. & H.M. Taber in Plat Book 19 page 17 and on Plat Card 640



DO NOT SCALE