

Providence Preservation Society

Records for

88 Everett Avenue

Plat 86  
lot 188

Built 1928  
For F. Hanson (Frank J.)  
C. H. Lockwood- Architect

Moses Brown Farm

- 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.
- 1891 August. The entire area was replatted by Charles E. Paine, 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".

- 1899 January 2 The tax records show the property was transferred to William B. Weeks of Barrington, R. I.
- 1900 November 1 The tax cards show the property was transferred to Howard J. and Edward H. Weeks as trustees.
- 1901 January 2 The land was transferred to Waldo I. Getchell. (Tax cards).
- 1903 January 1 This land was purchased by the Oxford Land Co.
- 1903 April 1 William F. Aldrich purchased the land.
- 1904 Everett Avenue was declared a public highway by the city.
- 1911 City Council Resolutions show that poles and wires were brought to Everett Avenue.
- 1911 April 1 Andrews Land Company, William F. Aldrich Estate owned the property.

John R. Freeman, a civil engineer, had purchased acres of land in this area. He built his house on Freeman Parkway near Morris Avenue.

In 1916, Freeman had drains connected to the springs in the "Cat Swamp" 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.

- 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.

In 1912, Freeman had persuaded the city council to create a commission to study ways of improving transportation to and from the East Side.

- 1923 January 1 Recorded in Deed Book 631 on page 174. Andrews Land Company, Preston Gardner, president, sold to John R. Freeman 10 lots of land number Plat lots 152 to 156, and 159 to 163 on the Moses Brown farm Plat. (88 Everett Avenue was included in this estate purchase.)
- 1923 June 1 Plat #3 of the John R. Freeman estate was surveyed and recorded in Plat Book 36 page 44 and Card 1090. This replat of the area shows Laurel Court cut and other platting variations.
- 1928 February 2 Recorded in Deed Book 709.161 Freeman sold this lot, delineated as assessors lot 218 to Frank J. Hanson, Margaret Hanson, and Helena A. Magillivrary.

Said lot is bounded and described as follows: Beginning at a point in the northerly line of Everett Avenue, one hundred (100) feet westerly from the northwesterly corner of Everett Avenue and Elmgrove Avenue and at the southwest corner of land now or lately of Augusta Selonek; thence westerly bounding southerly on Everett Avenue eighty seven (87) feet to Laurel Court; thence northerly bounding westerly on Laurel Court one hundred and 57/100 (100.57) feet more or less, to land now or lately of John C. Budlong and wife; thence easterly bounding northerly on said Budlong land eighty six and 52/100 (86.52) feet more or less, to land now or lately of James A. Tillinghast; thence southerly bounding easterly on said Tillinghast land fifty (50) feet to said Selonek land; thence westerly bounding southerly on said Selonek land to the northwesterly corner of said Selonek land; thence southerly bounding easterly on said Selonek land to the point of beginning.

This conveyance is made subject to the following restrictions:

1. Until January 1, 1960, no saloon, shop, stable, or commercial garage shall be located on said premises; and during said period ending January 1, 1960 said premises shall be restricted as to the use and occupancy to a one-family dwelling house and a private garage pertaining thereto.
2. No part of any building or porch shall be located nearer than twenty (20) feet to the street line of Everett Avenue or Laurel Court or nearer than twelve (12) feet to the northerly side line of said lot. (Front steps if not enclosed shall not be considered a part of any building or porch.)
3. No clothes-drying yard shall be located nearer than forty (40) feet to any street line.
4. No garage shall be located nearer than forty (40) feet to any street line except that it may be built in and form a part of the bottom portion of the dwelling house and shall also comply with the restrictions contained in number two above.

- 1928 Between Laurel Court and Elmgrove Avenue Directories show no houses listed on this side of Everett Avenue.
- 1928 Directory of Providence shows Margherita Hanson, widow of Alfred Hanson, Frank Hanson lived at 10 Belleview Avenue. He was associated with Mac and Hanson Shoe Company and also treasurer of Rhode Island Realty Company located at 39 Manton Avenue.
- 1928 March Building permit #526 was issued to Frank Hanson to build on lot 188. C. H. Lockwood is listed as architect.
- 1928 March 29 Permit #662 was issued for Hanson to have built a two car garage to be made of concrete blocks. The Hansons were listed at this address in 1929, 1930, and 1931.

1931 March 24 Deed Book 746.275 This land with building and improvements was transferred by Frank J. Hanson, Margaret Hanson and Helena A. Magillivary to Jeanette Berkelhammer.

1931 April 30 Building Permit #834 was issued to Jeanette Berkelhammer of 182 Gardner Street, Pawtucket to make two new additions on the side and rear of the house. Also, the permit was issued to remove old and erect new partitions on the first, second and third floors and basement. The builder is listed as J. H. Baun and the architect as Charles H. Lockwood. He was in the wholesale liquor business.

1956 December Deed Book 1055-299 William M. Pollan and Ellen J. his wife, both of Dartmouth, Massachusetts purchased the property from the Berkelhammers.

1956-1988 The Pollans lived at this residence for 32 years. He was in the wholesale food business.

1988 June 30 Deed Book 1835-106 The property was purchased by Marcia J. Browne and Jeffrey W. Clarke. They are both physicians.