

Providence Preservation Society

Records for

680 Angell Street

Plat 41

Lot 211

Built 1902

Harry Fuller House

Built by Oxford Land Co.

- 1872 June. The Moses Brown Farm was platted by Cushing & Co. on October 17. It was recorded with the Providence Recorder of Land Evidences in Plat Book 11, page 10, plat card 286. See copy of map enclosed.
- 1882 Atlas of Providence Plate 4 (enclosed). This map was drawn based on the original Farm Platting. Notice the change in lot size, number, and street names.
- 1891 August. The Moses Brown Farm Plat was replatted by Charles E. Paine and recorded in 1893 on Plat Card 672. See copy enclosed.
- 1895 Atlas of Providence Plate 32 and 33 shows some development taking place in the area.

At this time large parcels of land were being purchased by developers. Edward M. and Amy Harris, the Nightengale Co., and the Oxford Land Co. were the main purchasers of land in the area. Both the Nightengale Co. and the Oxford Co. were located at the same address. (See ads enclosed.) Also the same people were associated with both Oxford and Nightengale Companies. Records indicate that Edward M. and Amy Harris were somewhat associated with these companies, in that Harris purchased the land and often had Oxford Land Co. do the building. The exact connection is unclear.

According to tax records and deed transfers Edward M. and Amy Harris were from Putnam, Conn. At the same time Providence City Directories shows an Amy Eddy and Edward M. Harris on Broadway and Bell Streets. He is listed as a physician.

A check of E. and A. Harris (of Conn.) Land Holdings in Providence shows they owned an extensive amount of property including the Broadway address.

Without doing a complete geneology, it appears that Mrs. Harris was a member of the Eddy family, one of the earliest settlers in Providence. The Eddys were known to have had extensive land holdings.

I can not determine at this time why Edward and Amy Harris registered Putnam, Conn. as their legal address if, indeed, they were the same Edward M. and Amy Eddy Harris who were on Broadway.

See map of Broadway/Bell Streets 1882-1908 enclosed.

1902 Tax assessor's map (enclosed) shows changes in both street names and lot sizes.

1902 Deed Book 449.389. Edward M. and Amy E. Harris conveyed to the Oxford Land. Co. this lot with the agreement that no structure shall be placed or erected upon the land hereby conveyed within 20' of the N. line of Angell St.

1902 October 2. Intent to Build #15438 was issued for Edwin F. Cary. Agent, to build on Angell St. between Patterson and R.I. Avenues. Cary was associated with both Oxford Land and Nightengale Land developers.

Lot 84 became lot 211 with adjustments.

On the same date Amy Harris filed an Intent to Build (#15437) "next door" on lot 87. Mr. Cary of the Nightengale Co. signed as "agent." The 1908 map shows Eddy as owner. Directories show this house "next door" as Cary's residence. Further indication that they were developing the land as a joint venture.

Note on the plat cards enclosed that the plat restrictions were legally recorded on the card and also a little as as to the fine points of the neighborhood. This was a rare occurrence.

- 1903 Oct. 16. D.B. 459-143. The lot with building and improvements was now transferred to Harry Fuller. He was associated with a bank on Westminster Street and he lived at 71 Charlesfield St.
- 1904 Directory shows Fuller at 680 Angell St.
- 1910 October 10. D.B. 513.448 Edward M. Harris conveyed to Theodore Peterson a certain portion of land on the N. side of Angell Street. Thus making the original lot larger.
- 1911 April 7. Deed Book 517-241. Harry Fuller and Elizabeth Hathaway Fuller conveyed to Theodore R. Peterson 60' X 100' parcel of land formerly numbered plat lot 314. Peterson was a florist on Benefit St.
- 1929 June. D.B. 720:456. Irene P. Littlewood sole heir of Theodore R. Peterson sold land, building and all improvements "located approximately 200' west from the N.W. corner of Parkside Rd." formerly called R.I. Avenue bounding on the N. side of Angell Street, 75.63' and extending back 100 feet.
- 1933 Jan. D.B. 764.291. Transferred to Ellen D. Wood, wife of William P. Wood.
- 1933 June. D.B. 768.169. Transferred to Benjamin Thurston. The reason for these two quick transfers is not specified but they appear to have been made in order to clear title to the property.
- 1938 ~~November~~ D.B. 855.381. The property was conveyed to Harold and Esther Young. Young was a statistician with Bodell and Co.
- 1944 June. D.B. 864.104. Conveyed to Albert C. Dickerman (Heating Equipment) and Margarete S. Dickerman (Madame Marga Inc., cosmetics Co.)
- 1959 Dec. D.B. 1092.101. Conveyed to Fernand Schlaepfi (Chemical engineer) and his wife Joan A.
- 1963- present Oct. 1963. D.B. 1119.573. Conveyed to Richard B. Pretat and Jane, his wife. (Woods and Pretat)

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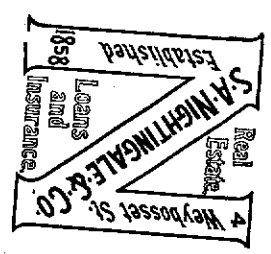
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PERSONAL PROPERTY, NOTES DISCOUNT

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1903 Director

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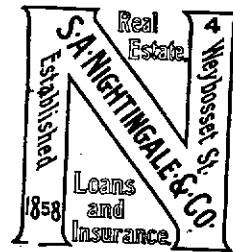
**Oxford Land Company**

(Incorporated) Edwin F. Cary, Agent and General Manager, buys, sells, exchanges and improves real estate for profit of its stockholders. It maintains a building organization and will construct dwellings or business blocks for those who are seeking first-class work, accomplished in a conscientious manner and are willing to concede a ten per cent profit over the wholesale cost of labor and materials. "The Essex," a four story brick structure on Burrill street, between Westminster and Weybosset, and the residence of Mr. Cary at 670 Angel Street, as also some thirty-five other structures about town, are samples of their undertakings in this line. It is the Oxford Land Company that is responsible for the remarkable development of the Elmgrove Avenue district; also for several other similar improvements . . . . .

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