

**PPS RECORDS FOR
283 WAYLAND AVENUE
PLAT 39, LOT 246**

**MURRAY-CARPENTER HOUSE
Built 1898-1899**

DESCRIPTION:

A 2-1/2 story, Colonial Revival-style, single-family residence. It has a hip roof with hip-roofed dormers. The exterior walls are sheathed with clapboard. Fenestration consists of double-hung sash windows with 1/1 lights. The foundation is constructed of brick.

The house stands on a 10,633 sq. ft. lot on the east side of Wayland Avenue, between Humboldt Avenue and Elton Street.

HISTORY:

Following the platting of the Moses Brown Farm (initially in 1865, and again in 1868, 1870, 1872, and 1891,) the lot where 283 Wayland Avenue stands was owned by W. A. Harris and subsequent family members who did not develop the property. The lot was sold to Mrs. Elizabeth B. Murray of 1323 Westminster Street for \$10.00 in February 1898. A few months later, in April 1898, an Intent to Build permit was filed by Elizabeth B. Murray per H. L. Carpenter, and construction started shortly thereafter. Tax records show that the value of the property increased by \$5,000 between 1898 and 1899, [thus indicating construction of the house had been completed.](#)

City directories indicate that [the owner Elizabeth B. Murray](#) never occupied 283 Wayland Avenue; its first occupant was Howard L. Carpenter, a salesman, who lived here from 1899 to 1902. (The house is named for its first owner and occupant.) [Mrs. Murray then sold the house](#) to Albert Davis Mead, a professor at Boston University – again for \$10. Professor Mead owned the house until his death in 1947.

- Deleted: Mrs
- Deleted: .
- Deleted: The house was the
- Deleted: n

[The triangular block bounded by Wayland, Humboldt and Elton underwent multiple changes through the years.](#) In 1875, the [future site of 283 Wayland Avenue, located two lots north of Humboldt,](#) was within a 25,900 sq. ft. lot owned by W. A. Harris, who also owned the [adjacent lots to the south.](#) This lot was subdivided several times, and by 1895, the house lot was 5,000 sq. ft. and the rear lot was 5,633 sq. ft. The 1908 map shows that the rear undeveloped lot was owned by J. E. Bucker, but by [1926 the rear lot was once again under the same ownership as 283 Wayland.](#) The lots have [since merged,](#) and in 2006, City records show that Plat 39 Lot 246 contains 10,633 sq. ft.

- Deleted: According to the maps, the triangular block bounded by Wayland, Humboldt, and Elton underwent multiple changes: street names, lot subdivisions and merges. Elton Street was originally named Irving Avenue on the maps of 1875 and 1882. The street was renamed by 1895.
- Deleted: second lot
- Comment [KC1]: South of what – the house lot, or Humboldt Ave?
- Deleted: s
- Deleted: A. D. Mead, the owner of 283 Wayland Avenue owns the rear lot on the 1926 map.

DEVELOPMENT CONTEXT:¹

This area of Providence was slow to develop due to its geography, within a shallow north-south valley between the eastern ridge of the Moshassuck River Valley and the western bank of the Seekonk River that caused much of the land to be marshy. (In fact, the atlas from 1882 shows a creek or river and small pond on the site where 283 and 275 Wayland are now.) Early roads in the area followed the high ground; today's Angell and South Angell Streets connected the early settlement on College Hill with a ferry across the Seekonk River. Remote from the original settlement of Providence, this area was more suitable for rural and country retreats, and several farms were established here in the 18th century. These included Moses Brown's "Elm Grove Farm" of some 300 acres, which included the future site of 283 Wayland; Brown's home stood near the intersection of today's Wayland and Humboldt Avenues.

Deleted: map
Deleted: Since the land was not suitable for colonial development, it became r
Deleted: ments. It
Deleted: in the area

Wayland Avenue developed in the middle years of the 19th century as a middle- and upper-income residential neighborhood, beginning at its southern end—along Pitman Street—and continuing northward at a varying pace for the following century. The Cold Spring Plat (1856) included the area south of Angell Street. Although several cottages were constructed after platting, the area's remoteness proved inhospitable to growth. Similarly, the platting of Moses Brown's "Elm Grove Farm" in the 1860s and 1870s was followed by little immediate construction except for a handful of houses along Wayland and Humboldt Avenues. It was the development of public transportation along Waterman and Angell Streets in 1884 and the completion of the Blackstone Boulevard in 1894, connecting the Waterman-Angell corridor on the south with Hope Street on the north at the Pawtucket city line, that spurred residential development.

Deleted: ,

DESIGNATIONS

Listed on the National Register of Historic Places as a contributing building within the Wayland Historic District; the inventory in the NR nomination identifies 283 Wayland Avenue as the "Howard L. Carpenter House (ca 1895)."

Deleted: part of
Comment [KC2]: Usually I mention what the house name and date were in the inventory – whether or not that info is supported by this research.
Deleted: .

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

Maps and Atlases (All in Archives unless otherwise noted)

1798: "A Map of Owners of Lots in Providence," compiled by Henry B. Chace in 1912: Plates IV and V show the future site of 283 Wayland Avenue located within the part of Moses Brown's 300-acre farm bounded on the west by "Road to Pawtucket and Richard Brown's" (now Arlington Avenue); on the south by "Road to Moses Brown's Bridge" (now Angell Street); and extending to the Seekonk River on the east.

1857: "Map of Providence," by H.F. Walling: Pages C5 (17 & 18) show the future site of 283 Wayland Avenue located with the Elm Grove Farm that now belonged to Moses

¹ Sanderson, Edward F. and Wm. MacKenzie Woodward. Providence: A Citywide Survey of Historic Resources. Providence, 1986.

Brown's heirs. The farm is bounded on west by Friend Street (Arlington Street), on the south by Angell Street, and on the east by the Seekonk River.

1865: "The Elm Grove Farm Plat Belonging to Moses B. Jenkins," surveyed and drawn by Charles E. Paine, recorded in Plat Book 8, Page 15, and copied on Plat Card 215. This plat contained over 6.3 million square feet of land, and was divided into three tracts numbered 1, 2 and 3. Tract #2, containing 3,025,704 square feet of land, was bounded by Wayland Avenue on the west, Angell Street on the south, Butler Street on the east, and by President, Glen and Laurel Avenues on the north. No buildings are shown on this map. (Registry of Deeds)

- Deleted: 1
- Deleted: 260,245
- Deleted: Wayland
- Deleted: by Asylum Street (now Arlington Avenue) on the west, and by land of Mary H. Robeson, Phebe Allen, Henry C. Dorr and Crawford Allen
- Comment [KC3]: Check this plat map – site of 283 Wayland may be in Tract 2 or 3.
- Comment [KC4]: Check this plat map to confirm this block is illustrated.
- Deleted: XXX.
- Formatted: Superscript

1870: "The Moses Brown Farm Plat," surveyed and drawn by Charles E. Paine, recorded in Plat Book 11, Page 2, copied on plat card 281. This map shows streets laid out and blocks of house lots within a large area bounded by Laurel Avenue on the north, Butler Avenue on the east, Angell Street on the south, and Arlington Avenue on the west. No buildings are shown in the block bounded by Irving Avenue on the north, Wayland Avenue on the west, and Humboldt Avenue on the south and east. The future site of 283 Wayland Avenue appears as the 3rd lot north of Humboldt Avenue. Lot #222, containing 25,800 square feet of land, measured 100' along Wayland on the west, 231.66' on the south, 114.70' on the east, and 287.80' on the north. The map notes that "purchasers of lots are prohibited from placing any buildings on this plat with 20 feet of any street or avenue, and all their deeds are subject to this agreement." (Registry of Deeds)

1872: "The Moses Brown Farm Plat," surveyed and drawn by Cushing & Co., recorded in Plat Book 11, Page 10, copied on plat card 286. Shows the same configuration as on the Paine plat map of 1870. No buildings are shown in the block bounded by Irving Avenue on the north, Wayland Avenue on the west, and Humboldt Avenue on the south and east. The future site of 283 Wayland Avenue appears as the 3rd lot north of Humboldt Avenue. Lot #222 contains 25,800 square feet of land, measuring 100' along Wayland on the west, 231.66' on the south, 114.70' on the east, and 287.80' on the north. Note that this map also shows blocks of streets laid out south of Angell Street and east of Hope Street. (Registry of Deeds)

- Comment [KC5]: Same as comment #7 above.
- Deleted: XXXX
- Deleted: .
- Deleted: MOSES BROWN FARM PLAT ¶
- Deleted: for this block. Seven lots are platted for this block
- Deleted: on Wayland Avenue from
- Deleted: on Wayland Avenue from
- Deleted: , although platted.

1875: "Atlas of the City of Providence," by G.M. Hopkins Co., Vol. 1: Plate J shows the future site of 283 Wayland Avenue on a block bounded by Wayland Avenue on the west, Irving Street on the north, and Humboldt Street on the south and east. The irregular-shaped block is platted with seven lots, but no lot numbers are identified. The future site of 283 Wayland Avenue is the second lot north of Humboldt Avenue and the second lot south of Irving Avenue. The 25,900 sq. ft. lot extends from Wayland Avenue to Humboldt Avenue on the east. W. A. Harris is identified as the owner of this lot, as well as the adjacent large lot to the south. There is reference to the Moses Brown Farm Plat (no plat card.) The area is largely undeveloped.

1882: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 4 shows the block bounded by Wayland, Humboldt, and Irving Avenues. The future site of 283 Wayland

Avenue is the second lot north of Humboldt Avenue and the second lot south of Irving Avenue. The lot extends from Wayland Avenue to Humboldt Avenue on the east. The block is platted, but undeveloped; no lot numbers are shown. W. A. Harris is identified as the owner of this lot, as well as the adjacent large lot to the south. The map shows a brook or creek that runs through the lot and a pond that lays mostly on the lot to the south, but extends onto the second lot north of Humboldt Avenue. Reference to the Moses Brown Farm Plat (no plat card.)

- Deleted: on Wayland Avenue from
- Deleted: on Wayland Avenue from
- Deleted: , and the block is undeveloped
- Deleted: The area is largely undeveloped, although platted.

1891: "The Moses Brown Farm Re-Plat" by Charles E. Paine, recorded in Plat Book 19, Page 17, copied on Plat Card 640. This map has the same overall boundaries as the 1870 plat, but the house lots in most blocks have been reconfigured. The Re-Plat introduced Elton Street within the block once bounded by Wayland, Irving, and Humboldt Avenues. Elton Street extends from Taber Street on the west to Butler Street on the east. The future site of 283 Wayland Avenue on the 3rd lot north of Humboldt Avenue is now Lot 552, and measures 50' along Wayland Avenue on the west, 100' on the south, 50' on the east, and 100' on the north. The rear lot is Lot 553 and measures 50' on the west, 103.32' on the south, 53.54' on the east, and 122.53' on the north, (Registry of Deeds)

- Deleted: The
- Deleted: Elmgrove
- Formatted: Superscript
- Deleted: [describe the future site of 283 Wayland - Lot 552
- Deleted: , according to deeds.]

1895: "Atlas of the City of Providence" by Everts & Richards: Plate 6 shows the block bounded by Wayland Avenue, Humboldt Avenue, and Elton Street to the north. The future site of 283 Wayland Avenue appears as the third lot north of Humboldt and the third lot south of Elton Street, measuring 5,000 sq. ft. The lot to the rear extending to Humboldt Avenue is 5,633 sq. ft. The block is platted, but remains undeveloped; no lot numbers are shown. Two houses are constructed across the street on Wayland Avenue, on the corners with Elton Street and Humboldt Avenue.

- Deleted: [Note: This section of Irving Avenue was renamed
- Deleted: changed to
- Deleted: Elton Street.] The block has been further subdivided.
- Deleted: now

1902: Assessors Plat Maps: Plat 39 shows the block bounded by Wayland Avenue, Elton Street, and Humboldt Avenue. Lot #246 on the east side of Wayland Avenue measures 5,000 sq. ft. and appears as the third lot south of Elton Street and the second lot north of Humboldt Avenue. No buildings or owner names are shown on this map.

1908: "Atlas of the City of Providence" by L.J. Richards Co.: Plate 9 shows the block bounded by Wayland Avenue, Elton Street, and Humboldt Avenue. A wood frame house at #283 Wayland Avenue stands on a 5,000 sq. ft. lot on the east side of Wayland Avenue, owned by A. D. Mead. [The 5,633 sq. ft. lot in the rear is undeveloped and owned by J. E. Bucker.] 283 Wayland Avenue is the third lot south of Elton Street and the second lot north of Humboldt Avenue. Water and sewer lines are shown on the map. Trolley lines are present on Elmgrove and Angell Streets. The block is developed, as are the blocks west of Wayland Avenue. The area on the east side of Humboldt Avenue is largely undeveloped.

1918: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 20 shows the block bounded by Wayland Avenue, Elton Street, and Humboldt Avenue. 283 Wayland Avenue stands on a 5,000 sq. ft. lot on the east side of Wayland Avenue, owned by A. D. Mead. [The 5,633 sq. ft. lot in the rear is undeveloped.] 283 Wayland Avenue is the

third lot south of Elton Street and the second lot north of Humboldt Avenue. Water and sewer lines are shown on the map. Trolley lines are present on Elmgrove and Angell Streets. The area is developed. Reference to the Moses Brown Farm Plat (no plat card.)

1926: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 20 shows the block bounded by Wayland Avenue, Elton Street, and Humboldt Avenue. 283 Wayland Avenue stands on the east side of Wayland Avenue and is owned by A. D. Mead. [The 5,633 sq. ft. lot in the rear is undeveloped and also owned by A. D. Mead.] 283 Wayland Avenue is the third lot south of Elton Street and the second lot north of Humboldt Avenue. Water and sewer lines are shown on the map. Wayland Avenue and Humboldt Avenue each measure 60 feet wide; Elton Street measures 40' wide. Trolley lines are present on Elmgrove and Angell Streets. The area is developed. Reference to the Moses Brown Farm Plat (plat card 640.)

1937: "Atlas of the City of Providence" by G.M. Hopkins Co.: Plate 20 shows the block bounded by Wayland Avenue, Elton Street, and Humboldt Avenue. 283 Wayland Avenue stands on a 5,000 sq. ft. lot on the east side of Wayland Avenue. No owner is identified. [The 5,633 sq. ft. lot in the rear is undeveloped.] 283 Wayland Avenue is the third lot south of Elton Street and the second lot north of Humboldt Avenue. Water and sewer lines are shown on the map. Wayland Avenue and Humboldt Avenue each measure 60 feet wide; Elton Street measures 40' wide. Trolley lines are present on Angell Street. The area is developed. Reference to the Moses Brown Farm Re-Plat (plat card 640.)

Deeds (Registry of Deeds)

Deed Book 418/Page 2: On February 24, 1898, Frederick A. W. Harris and Stella M. B. Harris of Providence sold to Elizabeth B. Murray of Providence, for \$10, a parcel of land situated on the easterly side of Wayland Avenue designated as Lot number 552 on a plat of the "Moses Brown Farm Plat" replatted August 1891 by Charles E. Paine and recorded in Plat Book 19 at Page 17 and on Plat Card No. 640, being part of the same premises conveyed to Stella M. B. Harris by a deed recorded in DB 371/295. The premises are subject to the restriction that "no building shall be placed or erected within 20 feet of the lines of the streets on which said lot fronts."

Deed Book 447/Page 379: On May 31, 1902, Elizabeth B. Murray of Providence sold to Albert D. Mead of Providence, for \$10, a certain lot or parcel of land with the buildings and improvements thereon situated on the easterly side of Wayland Avenue designated as Lot number 552 on a plat of the "Moses Brown Farm Plat" re-platted August 1891 by Charles E. Paine and recorded in Plat Book 19 at Page 17 and on Plat Card No. 640, being part of the same premises conveyed to Stella M. B. Harris by a deed recorded in DB 371/295. The premises are subject to the restriction that "no building shall be placed or erected within 20 feet of the lines of the streets on which said lot fronts."

Deleted:"

Comment [KC6]: You want to repeat/summarize whatever the deed says for description of the property – i.e. that it's Lot 552 on the 1891 MB Farm replat, or whatever ...

Deleted: t

Deleted: ."

Intent to Build Records (Archives)Deleted: ¶
¶

Permit #12386, dated April 4, 1898, issued to Mrs. Elizabeth B. Murray per H. L. Carpenter to build a house on the east side of Wayland Avenue near Humboldt Avenue, Moses Brown Farm Plot.

Tax Records (Archives)

Tax records are available from 1827 to the present. Prior to 1854, tax records were published in a book listing the property owner alphabetically by name, the total assessment for any real and personal property (without specifying where real estate was located), and the total tax due. Beginning in 1854, the city kept ledgers (organized by property owner name) indicating the plat and lot number of any real estate and the assessed value and taxes therefor.

Ledger E5/Page 136: As of March 1, 1895, Stella M. B. Harris, wife of Frederick A. W. Harris owned Plat 39 Lot 246, containing 5,000 sq. ft. of land valued at \$750 (\$15/foot.) No building was [present on the lot](#).

Deleted: valued.

- 1898: Plat 39 Lot 246 was owned by Elizabeth B. Murray; real estate was valued at \$760 total.
- 1899: Plat 39 Lot 246 was owned by Elizabeth B. Murray; real estate was valued at \$5,760. [Increase in valuation indicates construction of the house was completed, following the Intent to Build [permit issued](#) in April 1898.]

Directories (Archives)

Providence City Directories contain a street directory, noting all existing streets, and a residents' directory organized alphabetically by last name; these also included a house directory, listing residential buildings by street address, from 1892-1894 and again since 1937.

- 1899 Howard L. Carpenter, salesman, lived at 281 Wayland Avenue. [Possible typo, or 281 was renumbered to 283 the following year.]
- 1900 Howard L. Carpenter, salesman, lived at 283 Wayland Avenue.
- 1902 Howard L. Carpenter, secretary, lived at 283 Wayland Avenue.
- 1903 Albert Davis Mead, professor B.U., lived at 283 Wayland Avenue.

Providence House Directories were published separately from the city directory, 1895-1937 (published biannually from 1901). These directories list all residential buildings by street address, indicating the names of all residents and often their occupations as well. No distinction is made between owners and tenants. House directories also contain a street directory. This directory is sometimes a year behind the city directory.

- 1898 283 Wayland: not listed.
- 1899 281 Wayland Avenue: Howard L. Carpenter, salesman
[Possible typo, or 281 was renumbered to 283 the following year.]
- 1900 283 Wayland Avenue: Howard L. Carpenter, salesman
- 1901 283 Wayland Avenue: Howard L. Carpenter, salesman
- 1902 283 Wayland Avenue: Albert Davis Mead

- Comment [KC7]: Yes, find these.
- Deleted: 1898-1902
- Deleted: ???
- Formatted: Indent: Hanging: 90 pt
- Formatted: Bullets and Numbering
- Formatted: Font: Not Italic
- Formatted: Indent: Left: 18 pt
- Formatted: Indent: Hanging: 90 pt, Tabs: 72 pt, List tab + Not at 90 pt
- Formatted: Bullets and Numbering
- Formatted: Indent: Hanging: 90 pt, Tabs: 72 pt, List tab + Not at 90 pt
- Formatted: Bullets and Numbering
- Formatted: Indent: Left: 18 pt
- Formatted: Indent: Hanging: 90 pt

Assessor's Chain of Title Cards (Assessor's Office)

Stella M. R. Harris, wife of Frederick A. W. Harris, owned the property as of May 2, 1892.
 Elizabeth B. Murray owned the property as of March 1, 1898.
 Albert D. Mead owned the property as of July 1, 1902.
 Albert D. Mead Estate owned the property as of March 1947.
 J. Whitney MacDonald and wife, May W. MacDonald owned the property as of June 1947.
 Raymond E. Gibson and wife Susan L. Gibson owned the property as of December 1961.
 Karen A. Newman and Thomas R. Burns owned the property as of July 14, 1986. (Ref DB 1407/270.)
 Scott A Treidman and Mary Jo Kaplan owned the property as of May 31, 2001. (Ref DB 4705/161.)
 Mary Jo Kaplan Trust, M. J. Kaplan Trustee 8/9/01 owned the property as of September 6, 2001. (Ref DB 4826/309.)
 Mary Jo Kaplan and Scott A. Treidman owned the property as of December 5, 2001. (Ref DB 4933/181.)

Research compiled by Judith A. Barlow
July 2006

- Comment [KC8]: No need to credit me – you did all the work!!
- Deleted: Kathryn J. Cavanaugh and