

PROVIDENCE PRESERVATION SOCIETY

Records of

#289 Wayland Avenue.....wood

Built ca. 1900 by William A. Harris, Jr.

Plat 39  
Lot 594

The existing structure was built on the easterly side of Wayland Avenue ca. 1900 by William A. Harris, Jr.. Harris and his wife Elizabeth owned the property for only two years after the house was built and never lived there. In 1902 or 1903 they sold the property to Charles R. Makepeace, an architect, who had built his own home just south of this one at the corner of Wayland and Humboldt during 1897. The early history of the property is covered in the Preservation Society document titled "Early Records of the Platting of the Moses Brown Farm".

- 1872 Plat of the Moses Brown Farm, surveyed and platted January 1870 by C. E. Paine was recorded April 11, 1872 in Plat Book 11 pg. 2 and on Plat Card 281. Elton Street had not been laid out and the property in question here was a part of Lots #222 and #223.
- 1875 The Providence City Atlas for this year and for 1882 indicate that the property was owned by W.A. Harris. There is no other information given on either map.
- 1891 The Moses Brown Farm was replatted August 1891 by Charles E. Paine. The plat map was recorded at the request of Samuel Nightingale, real estate broker for Charles C. and Henry M. Taber, in Plat Book 19 pg. 17 and on Plat Card 640. The lot on which #289 Wayland now stands was designated Lot #551 on that map and measured 50' on Wayland and was 100' deep.
- 1892 William A. Harris of Prov. and his wife Eleanor F. Harris conveyed property on Wayland to Stella M.B. Harris wife of Frederick A.W. Harris of Providence. The transfer included "three certain lots of land containing 59,840 sq. feet, less a strip of land on the northerly side of...lot #222 heretofore deeded by the said grantor to...Prov. for a street...being lots # 222, 223 & 224..." on the Moses Brown Plat of 1872. The property had been conveyed to the grantor by Robert H. Blanding and recorded in Deed Book 249 pg. 515 and 517. The deed included the restriction that no building could be located less than 20' from the street. (Deed Book 371:295). The land deed to Prov. was for Elton Street.
- 1896 Frederick A.W. Harris and his wife Stella conveyed three lots on the new Moses Brown Farm Plat to Kate A. Makepeace wife of Charles R. Makepeace of Providence. The lots conveyed were lots # 554, 555 & 556 on the 1891 Plat, those lots having been created out of lot #224 and the southerly portion of lot #223 on the previous plat. (Deed Book 402:154). An Intention to Build was filed for this property on October 12, 1897 by Charles R. Makepeace (#12148).
- 1900 Frederick A.W. and Stella M.B. Harris conveyed lots # 547, 548, 549, 550, 551 and 553 on the revised Moses Brown Plat to Elizabeth R. Harris, wife of William A. Harris, Jr. of Providence. (Deed Book 427:77).

- \*\*\*\* William A. Harris, Jr. and Frederick A.W. Harris were the children of Willian A. Harris and his wife Eleanor Frances (Nellie F.) Harris. Harris Senior was a principal of William A. Harris Steam Engine Co.. William Harris, Jr. was born June 22, 1872 and married Elizabeth Rands June 1, 1898. Frederick married Stella M. Burgess October 20, 1891 but no other vital stastics are available for him in Providence. (Stella's Probate is in Prov. Probate Case #14837, Probate records for Eleanor are in Prov. Probate Case #2924 & #3601).
- 1901 In a deed signed on the 1st of June but not recorded until August 19th, Elizabeth R. Harris conveyed lot #551 on the Moses Brown Replat to her husband William A. Harris of Providence. (Deed Book 441:134).
- 1901 The Records of the City of Providence Water Supply Board indicate that service commenced at #289 Wayland on the 22nd of June, 1901.
- 1903 In a deed signed on the 1st of July, 1902 but not recorded until October 16, 1903, William A. Harris of Prov. conveyed all of lot #551, including all the buildings and improvements, to Charles R. Makepeace for the sum of \$1500.00. The deed was subject to a mortgage of \$5000.00 held by the Roger Williams Savings Fund and Loan Association which the grantee assumed. (Deed Book 459:144).
- 1908 The Providence City Atlas shows the structure for the first time, indicating a street address of #289 Wayland and C.R. Makepeace as owner.
- \*\*\*\* The first Providence City Directory for the property comes in 1900, when Abram Mendenhall lived there. The Directory gives the following informantion for this early period:
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|------|--|
| 1899 | Charles R. Makepeace, #275 Wayland   |
| 1900 | Charles R. Makepeace, #275 Wayland<br>Abram Mendenhall, #289 Wayland   |
| 1901 | Charles R. Makepeace, architect, #275 Wayland<br>Abram Mendenhall, pictures, #289 Wayland<br>Mrs. George Makepeace, #294 Wayland |
- 1920 Chas. R. Makepeace of Prov. conveyed the property and buildings to Annie L. Makepeace of Providence. (Deed Book 605:407).
- \*\*\*\* Charles R. Makepeace, Mary Ellen Makepeace and Annie L. Makepeace were the children of George H. Makepeace and his wife Marion. Although the vital records existing in Prov. for the family are not complete, it is recorded that Marion, the widow of George, died Nov. 9, 1924 at age 86 and that Charles died two years later, Feb. 10, 1926, at age 65. Mary Ellen died August 10, 1949, at age 86. Charles R. Makepeace married Kate A. Salisbury, daughter of Charles T. and Lydia A. Salisbury, April 11, 1889. She died Dec. 31, 1913 at age 48.
- 1931 Annie L. Makepeace died September 12th at the age of 62. Her probate record indicates that she had been born in Franklinville, North Carolina, in 1869. Her will left her entire estate to her sister Mary Ellen Makepeace who was still living at the time of Annie's death.
- \*\*\*\* During the time that the Makepeace family owned the property the

Providence City Directory indicates that various family members lived there:

- 1903-20 Mrs. George H. Makepeace
- 1921-22 Marion Makepeace, widow
  - Annie L. Makepeace, boards
  - Mary E. Makepeace, boards
- 1923-24 Marion Makepeace, widow
- 1925-43 Mary E. Makepeace, librarian

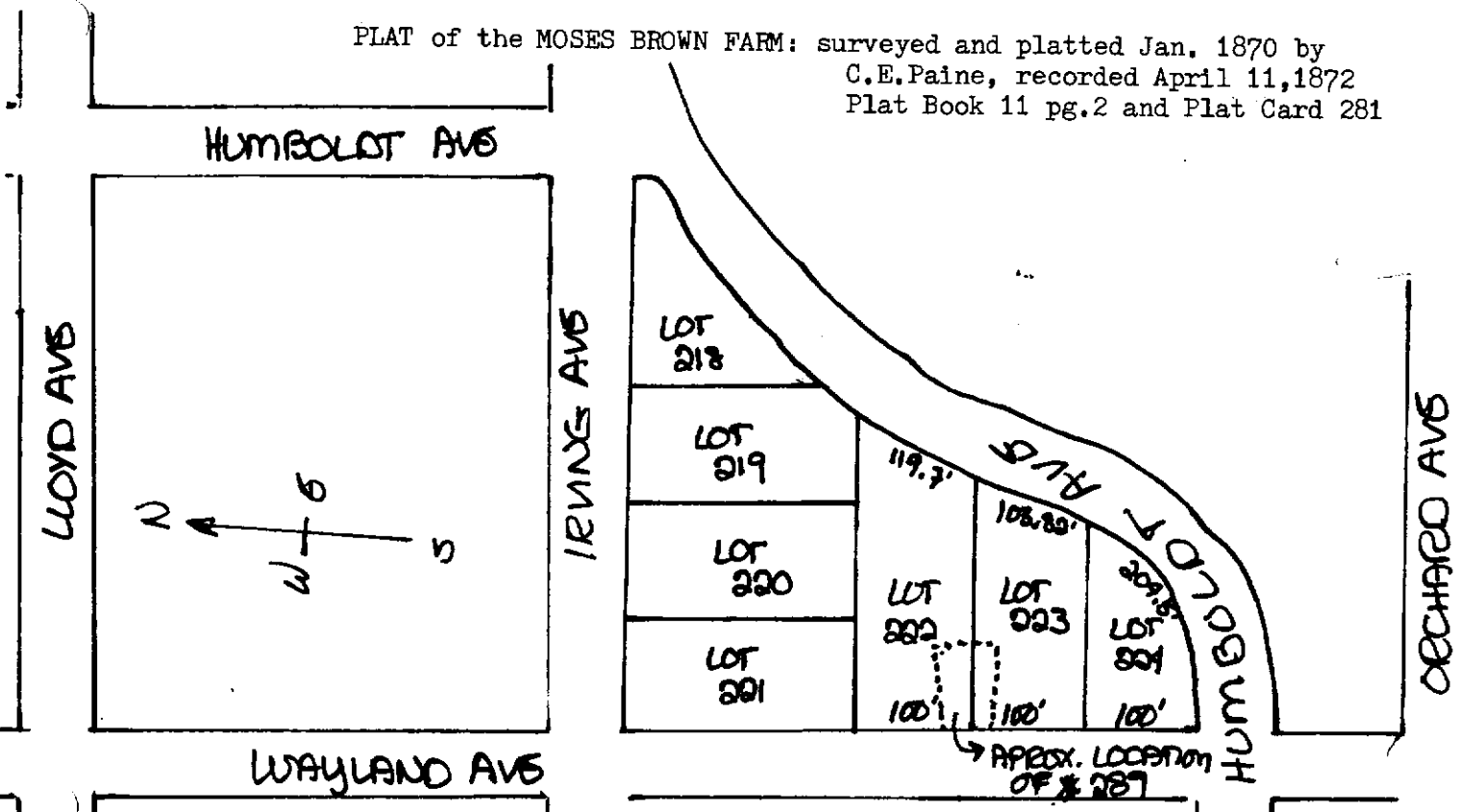
- 1943 Mary E. Makepeace devised the property to Benjamin H. Slade and his wife Bessie A. Slade of Prov. as joint tenants. The deed included all of lot #551 on the Moses Brown Farm replat and indicated that the property had been devised to Mary Ellen by the will of her sister Annie L. Makepeace. Although there is no probate record in Prov. to substantiate the fact, it is suggested that Annie had inherited the property from her brother Charles. (Deed Book 859:34). The Providence City Directory indicates that the Slades lived in the house from 1944 until 1948.
- 1948 Benjamin H. Slade and his wife Bessie conveyed the property to John L. Allan and his wife Mildred G. Allan of East Prov. as joint tenants. (Deed Book 943:133). The Providence City Directory indicates that the Allans lived there from 1949 until 1956.
- 1957 Mildred Allan, now a widow, conveyed the property to Mary Turbertt O'Keefe of Providence. (Deed Book 1059:401). Mary O'Keefe lived there from 1957 until 1965.
- 1965 Mary Turbett O'Keefe, also known as Mary T. O'Keefe, conveyed the property to Reginald D. Archambault and his wife Claire M. Archambault of Grinnel, Iowa, as joint tenants. (Deed Book 1132:1113).

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The date of ca. 1900 for this structure is based on the first City Directory listing which appears in 1900 and on the records of the City Water Board indicating the beginning of service to #289 Wayland Avenue. in 1901.

Prepared by,  
Ann C. Street  
January, 1983

PLAT of the MOSES BROWN FARM: surveyed and platted Jan. 1870 by C.E.Paine, recorded April 11, 1872 Plat Book 11 pg.2 and Plat Card 281



MOSES BROWN FARM PLAT: replatted Aug. 1891 by Charles E. Paine recorded at the request of Sam'l Nightingale, broker for C.C.&H.M. Taber Plat Book 19 pg. 17 and Plat Card 640

