

**PPS RECORDS FOR
47 MANNING STREET
PLAT 13, LOT 210**

**BUILT BY INDIA POINT CORPORATION
Built 1941**

NOTES:

PPS's guidelines for historic house markers outline how determinations are made about nomenclature, date(s), and attribution for those involved in a building's construction. The name of a house reflects the person or entity that paid for its construction: usually, the property owner. The date indicates original construction (and, when appropriate, later significant alterations). The names of architects and/or builders may be included if known. All of these facts are based on reliable documentation through research, not on speculation.

Deeds indicate that the India Point Corp. owned the property from 1939-1956. The street address first appears in the 1941 directory. Thus, the name and date shown above.

Other records suggest, but do not confirm, that India Point Corp. was a real estate holding company set up by the Sturges family. A 1956 deed for the sale of this property by India Point Corp. was signed by Rush Sturges as trustee. Rush Sturges also lived in this house from 1948 to at least 1960 (the house was apparently rented out prior to 1948). But his personal involvement in the construction of this house is speculation.

(Sturges's March 20, 1967 front-page obituary in the *Providence Journal* indicates that he was a prominent lawyer, businessman, and politician who served on both the City Council and Board of Aldermen for several years, and was involved in many civic causes.)

Evidence also suggests, but does not confirm, that the construction on the house may have begun as early as 1939. A building permit was issued that year for a new brick house at 51-53 Manning Street, naming Geddes & Kelly as architects and J.C. McPherson Co. as builder. However, the stucco house presently standing at 51 Manning Street was built in 1934, so it is possible that the 1939 permit has an erroneous street address, and actually relates instead to 47 Manning Street, for which no building permit was found. But that too is speculation.

DESIGNATIONS

47 Manning Street is within the Power Street-Cooke Street Historic District (listed on the National Register of Historic Places); it is identified in the inventory as "House, ca. 1950-

1960.” The house is not located within any local historic districts designated by the City of Providence.

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

Assessor’s Plat Maps and Chain of Title Cards (Assessor’s Office)

The map for Assessor’s Plat 13 identifies 47 Manning Street as Lot 210, with 73.20 feet of frontage on Manning and a total area of 10, 257 sq.ft. in an irregularly shaped lot.

Chain of title card for AP 13, Lot 210 – MANNING STREET

Eugene W. Mason owned the property as of June 15, 1875

Eugene W. Mason and Horatio N. Campbell, Jr, Trustees, owned the property as of January 2, 1899.

Elizabeth C. Mason, wife of Eugene W. Mason, owned the property as of December 1, 1899.

Helen A.P. Merriman owned the property as of June 1, 1915.

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India Point Corporation owned the property as of [date obscured], 1942.

[Note: deeds indicate that India Pt. Corp. bought the property in 1939.]

The Adams Co. owned the property as of December 1956.

A. Dix Leeson and wife Nancy B. Leeson owned the property as of August 13, 1964. (Refers to Deed Book 1126/Pages 1078 and 1082.)

Mary R. Keefe owned the property as of June 22, 1970. (Ref. DB 1157/1134.)

John S. Fallon and wife Helen B. Fallon owned the property as of October 10, 1972. (Ref. DB 1170/608 and 612.)

Wethered T. Crocker and wife Martha R. Crocker owned the property as of May 2, 1974. (Ref. DB 1180/628.)

Estate of Martha R. Crocker owned the property as of December 1998. (Ref. Probate #98-389.)

Alice C. Boss owned the property as of March 30, 1999. (Ref. DB 4046/184.)

According to the Assessor’s computerized data base, the current owner is Alice Boss Altman, Trustee, Alice C. Boss Trust.

Maps and Atlases (Archives and Registry of Deeds)

Maps indicate that the house was constructed sometime between 1937 and 1955.

1937: “Plat Book of Providence, R.I.” by G.M. Hopkins, p. 19, shows the future site of 47 Manning Street as a vacant 19,293 sq.ft. lot at the southeast corner of Hope and Manning Streets, owned by A.K. Sturges. (The house at 51 Manning, next door, was owned by H. Sturges.) (*Archives*)

1955: "Sanborn Fire Insurance Co. Map, 1921, updated 1955," Vol. 2, shows a 2-story house, brick-faced over concrete block, with an attached 1-story garage at its east end, with the address 45-47 Manning Street. On the same lot is another 2-story brick house at 177 Hope Street, as well as the stucco-clad house at 51-53 Manning Street. (Note that the depiction of these three buildings on a single lot does not necessarily mean that the properties had been merged; 51 Manning already had its own separate lot in 1937, and 47 Manning may well have been subdivided from 177 Hope by 1955.) (*Archives*)

Deeds (Registry of Deeds)

Deeds do not indicate the presence of buildings on this property before 1964, but city directories (see below) document the house standing as of 1941.

Deed Book 827/Page 67: On June 1, 1939, the five heirs under the will of the late Alice Knight Sturges – Rush Sturges of South Kingstown, Howard Sturges of Providence, Thomas Rush Sturges of Florence, Italy, Hayes Sturges of New York City, and Walter Knight Sturges of Columbus, Ohio – quitclaimed to the India Point Corporation, for \$10, a lot of land at the southeast corner of Hope and Manning Streets. The lot measured 140.07 feet on Hope and 137.24 feet on Manning, and had irregular boundaries encompassing a total of 18,123 square feet. Being part of the premises conveyed to Alice Knight Sturges from Benjamin B. Knight on February 19, 1892 (DB 417/169).

This deed was signed by the five grantors and the wives of Rush, Thomas, and Walter. No one from India Point Corp. signed.

DB 1049/77: On March 15, 1956, India Point Corp. sold to Adams Corp. a lot of land at the southeast corner of Hope and Manning Streets, with the same dimensions and boundaries as described in DB 827/67, and likewise referring to DB 417/169. This deed does not mention any buildings on the property (although two houses had been built at 47 Manning and 177 Hope by this time). Rush Sturges signed this deed as treasurer of the India Point Corp.

DB 1126/1081: On August 7, 1964, the Adams Corp. sold to A. Dix Leeson and wife Nancy B. Leeson, a lot with buildings and improvements on the south side of Manning Street, located 62.58 feet east of Hope Street, with 73.20 feet of frontage on Manning and irregular boundaries, containing a total of 10,257 sq.ft.

Building Permits (Archives)

Three building permits were found under the name India Point Corp. Two of these, both dated August 4, 1939, were for the construction of new 2-story brick dwellings at 51-43 Manning Street and 171-177 Hope Street. Architects for both houses were the firm of Geddes and Kelly of Providence. Builders for both were the firm of J.C. McPherson Corp.

The address 51-53 Manning St. on the 1939 building permit may be an error. A stucco-clad house had already been built at 51 Manning Street in 1934 (according to the Power

St-Cooke St. National Register Historic District nomination, which identifies 51 Manning as the Dorothy Sturges House). Therefore, this 1939 building permit may actually apply to 47 Manning Street, which is a brick house with a similar character to the house at 177 Hope Street.

Directories (Archives)

Directories indicate that the house was standing as of 1941. Occupants from 1941-1945 apparently were renters. Note that directories 1941-1957 indicate that 47 Manning stood west of Hope Street, which is incorrect. The 1958 directory places 47 Manning in its proper location east of Hope Street.

Directories also indicate that 51 Manning Street was occupied by various members of the Sturges family during the period 1941-1960.

Providence City Directories contain a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name, beginning in 1850. From 1892-1894 city directories also included a section listing residential buildings by street address, later separately published as a House Directory.

1941-1944	47 Manning Street (first listed, 1941) – Robert H.I. Goddard, Jr. Geddes and Kelly, architects, 15 Westminster St (J. Peter Geddes lived at 29 Manning St; Margaret B. Kelly lived at 164 Brown St.)
1945	47 Manning Street – Frederick H. Brooke
1946-1947	47 Manning Street – vacant
1948-1960	47 Manning Street – Rush Sturges