

PROVIDENCE PRESERVATION SOCIETY

Records of

#34-36 East Manning Street.....wood

ca. 1895 - 1899

Plat 14

Lot 8

- 1846 The property on East Manning was a part of the "What Cheer Estate" owned by James Fenner. The estate had been named "What Cheer" after the rock where Roger Williams first landed, What Cheer Rock was located on the estate. Fenner had been a member of the Brown class of 1789, and the 1828 class in the same law school, and he had been governor of the state for 14 years. When he died on April 17, 1846, he left no will and his heirs disputed the estate for some 10 years. (there is extensive documentation of this in Probate Case A6441) Briefly his estate was divided in two parts, apparently for his two daughters, Almira Dexter who was the wife of Samuel Dexter and Sarah Mallett who was the wife of Edward J. Mallett. Sarah F. Mallett had married Edward J. Mallett on September 11, 1820 and died at the age of 44 some time prior to her father (prob. between 1842 & 1847) leaving 5 children to share her inheritance; Sarah F. Lee, wife of Stephen S. Lee; James F. Mallett; Amey F. Mallett; Charles P. Mallett; and Ellen DeB. Mallett. The "What Cheer Estate" was platted July 14, 1847 by Atwater & Schubarth and recorded in Plat Book 2 page 19 in June of 1848. (also found on plat card 61). The division of the estate, as described in Deed Book 110:153, devised one half of the estate to Almira Dexter, including the mansion house, totaling some 306 and including lots 7 & 9 on East Manning Street. The rest of the property was divided between the others, each receiving between 65 and 73 lots. Lot #8 was set off to Charles P. Mallett.
- 1850 Edward J. Mallett of New York City acting as attorney and trustee for his son Charles P. Mallett and his wife Georgianna Mallett of Illinois by an indenture dated July 20, 1847, for the sum of \$1.00,, to John Carter Brown, the highest bidder at a public auction,

"Two certain lots of land both situated in the south east part of said City of Providence and set off to the said Charles P. Mallett in the division of the What Cheer Estate amongst the heirs of the late Governor James Fenner, being lots no. 8 & 62..... recorded in Plat Book 2 page 19." This deed is the execution of a deed of indentuer dated September 8, 1848 for the sum of \$522.00. (Deed Book 117:422)

- 1885 Between 1885 and 1889, the property was owned by Sophia Augusta Brown Jr. daughter of the late John Carter Brown and his wife Sophia Augusta Brown. On October 5, 1885, at the age of 18, Sophia executed "A Declaration of Trust Estate in Anticipation of Marriage" prior to her marriage to William Watts Sherman of Newport. (Deed Book 347:116). Sophia achieved the age of 21 on the 21st of April 1888 and issued a "Deed of confirmation of Trust Estate" on the 25th of April in Paris. Instruments executed by her in September of 1888 detail the property held in trust. (Confirmation- Deed Book 347:124)
- 1888 Thomas P.I. Goddard, George W.R. Matteson, Moses B.I. Goddard, and Sophia Augusta Brown (Sophia's mother) trustees under the will of John Carter Brown of Newport, for the sum of \$1.00, grant to John Nicholas Brown and Harold Brown of Newport and George W.R. Matteson of Prov. trustees of the estate of Sophia Augusta Brown Sherman, wife of William Watts Sherman of Newport all rights to one half of the estate of her late father John Carter Brown, including "the Mallett Lot, Manning Street (so called), bounded southerly by Manning Street on which it measures 50' and northerly 169.68' holding a width of some 50'." (page 279). These Deeds simply transfer the property from the trust under her father's will to her own trust estate once Sophia was of age. (Deed Book 347:270, 347:273 & 347:275)
- 1894 John Nicholas Brown, et al, trustees of the estate of Sophia Augusta Sherman, wife of William Watts Sherman of Newport, for the sum of \$100.00, convey to Annie R. Davis wife of Abiel F. Davis of Prov., lot #8 on East Manning Street, 50' east of Ives and 50' wide and 169' deep. (Deed Book 419:196)

1882 & 1895 Although both of these Providence Atlases show the plotting of Lot #8 on East Manning St. , neither shows any structure or street number.(although in 1895 the lot is between street numbers 26 & 40 and opposite 31) In both the lot is 8415 square feet.

1899-1924 Abiel F.Davis and/or his wife Annie R.Davis are listed by the Providence Directory at 32 East Manning Street. There are no listings for either 32,34 or 36 prior to 1899.

The Providence Directory also lists the following persons at the address during these years:

1899-1907 Foster B.Davis, student then broker, 32 East Manning St.

1909-1915 Foster B. & Earl R.Davis boarding at 32 East Manning St.

1917 Foster B.Davis, boarder, 32 East Manning

1917-1922 Earl R.Davis, broker, 34 East Manning St.

1899-1915 William B.Barker, clerk, & William Cyrus Barker, 34 East Manning St.

1923-1924 Henry F.Tingley, 34 East Manning St.

1910 Eliza A.Forkey, a widow of prov., for the sum of \$10.00 , conveys a strip of land to Annie R.Davis, being a strip through lot #7 as described below. The property was the same as had been "divided to this grantor in and by the last will and testament of her late husband, Moses P.Forkey, of Providence." (Deed Book 509:215)

1924 Annie R.Davis, widow of Prov., for the sum of \$10.00, conveys to John J.Dolan and his wife Catherine M.Dolan of Prov, " that lot of land with all buildings and improvements thereon, situated in the City of Providence and State of Rhode Island, on the northerly side of East Manning St. 50' easterly from Ives, bounding on East Manning 50' and holding that width extends northerly 169'..... Being the same premises conveyed by deed of John N.Brown et al, Trustees of the Estate of Sophia A.Sherman to Annie R.Davis,

(1924) dated January 31, 1898 and recorded in Deed Book 419:196. "Also that strip or parcel of land with all improvements thereon, situated in said City of Providence, on the easterly side of Ives 150' northerly of East Manning St., bounding westerly on Ives 12' and holding that width extends easterly 50' (to the land of Annie R. Davis)...being the same premises conveyed by deed of Eliza A. Forkey to Annie F. Davis, dated January 25, 1910 and recorded in Deed Book 509:215. (Deed Book 653:27).

1908 Providence Atlas, Plate 7 shows the structure at 32-34 East Manning St. belonging to Annie R. Davis.

1918 Providence Atlas, the house belonging to Annie R. Davis is not numbered but is between #26 and #30. For the first time the property is shown as 9015 sq. feet. (Plate 20)

1925-1936 Providence Directory lists the following persons living at 32-34 East Manning Street:

1925-28	Earl F. Wood, a Brown prof., 32 East Manning
1925-36	Aylsworth H. Brown, lawyer, 34 East Manning
1929-30	Edwin F. Higgins, collector, 32 East Manning
1931-36	Edwin F. Higgins, collector, and Elizabeth H. Higgins, music teacher, 32 East Manning

1936 John P. Dolan and his wife Marguerite, Thomas J. Dolan (single) of Washington, D.C., and James E. Dolan (single) of Providence, being all the heirs of John J. Dolan, for the sum of \$10.00, quit claim all their rights to the property to Catherine M. Dolan, of Providence the widow of John J. Dolan. Meaning to convey not only lot #8 on East Manning Street with all buildings and improvements, but also the strip of land connecting that lot to Ives and also lot #48 on the What Cheer Estate as well. (Deed Book 789:419)

1938 Providence Directory:

32 East Manning St. - Edwin F. Higgins collector
Elizabeth H. Higgins, music teacher

34 East Manning St. - Aylsworth H. Brown, lawyer
(Brown continues to reside at #34 until 1959)

- 1926 Providence Atlas shows #32 East Manning St. belonging to J.J.Dolan, on a lot of 9015 sq.feet. (Plate 20)
- 1937 Providence Atlas shows numbers 32-34 belonging to C.M.Dolan as a wooden structure on a lot of 9015 sq.feet. (Plate 20)
- 1941 Providence Directory: 32 East Manning - Thomas J.Dolan
34 East Manning - Aylsworth Brown
- 1943 Catherine M.Dolan of Prov., conveys the property to Thomas J Dolan and Bertha L.Dolan his wife as Joint Tenants, not as Tenants in Common, but with warranty covenants, The property is subject to a mortgage held by Old Colony Co-operative Bank. (Deed Book 860:29)
- 1944 Providence Directory: 32 East Manning - vacant
34 East Manning - Aylsworth Brown
- 1948 Providence Directory: 32 East Manning -William I.Sturtevant
34 East Manning - Aylsworth Brown
- 1953 Thomas J.Dolan and his wife Bertha L.Dolan, for the sum of \$10.00, convey the property on East Manning St. with the connector to Ives to Howard Goldsmith of Providence. Being all of lot 8 and part of lot 7 as set out on Plat Card #61. (Deed Book 1009:194)
- 1957 Howard Goldsmith and his wife Louise Goldsmith, for the sum of \$1.00, convey the property to Kansas Realty Co., a corporation under the laws of the State of R.I.. (Deed Book 1063:471)
- 1959 Providence Directory: 32 East Manning - John H.Lucas
34 East Manning - Aylsworth Brown
- 1961 Kansas Realty, for the sum of \$1.00, conveys the property to Aldeb Realty Co., a corporation under the laws of the State of R.I.. Stanley S.Freedman signed the deed as President of Kansas Realty. The deed conveys all of lot 8 and part of lot 7. (Deed Book 1108:758)

1977 Aldeb Realty Co. conveyed the property to Allan G. Freedman, Trustee under the Indenture of Trust dated October 29, 1975, and Philip Gordon of Providence as Tenants in Common, with warranty covenants. Philip Gordon is also the Treasurer of Aldeb Realty at the time. (Deed Book 1196:939)

The existing structure at 32-34 / 34-36 East Manning Street is dated between 1895 and 1899 on the basis of the following information which is detailed and quoted above:

1894 Deed to Annie R. Davis

1895 Prov. City Atlas showing the plotting but no structure at the address

1899 Prov. City Directories first listing of residents at the address

*** through out the research the structure has been referred to as #32-34 as it was in the original sources, it is however the same structure now designated as #34-36.

Prepared by,
Ann C. Street
1982

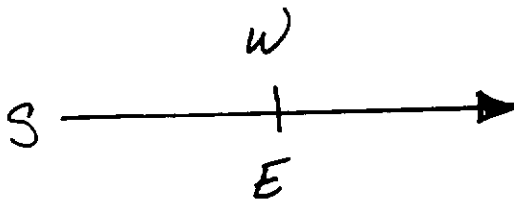
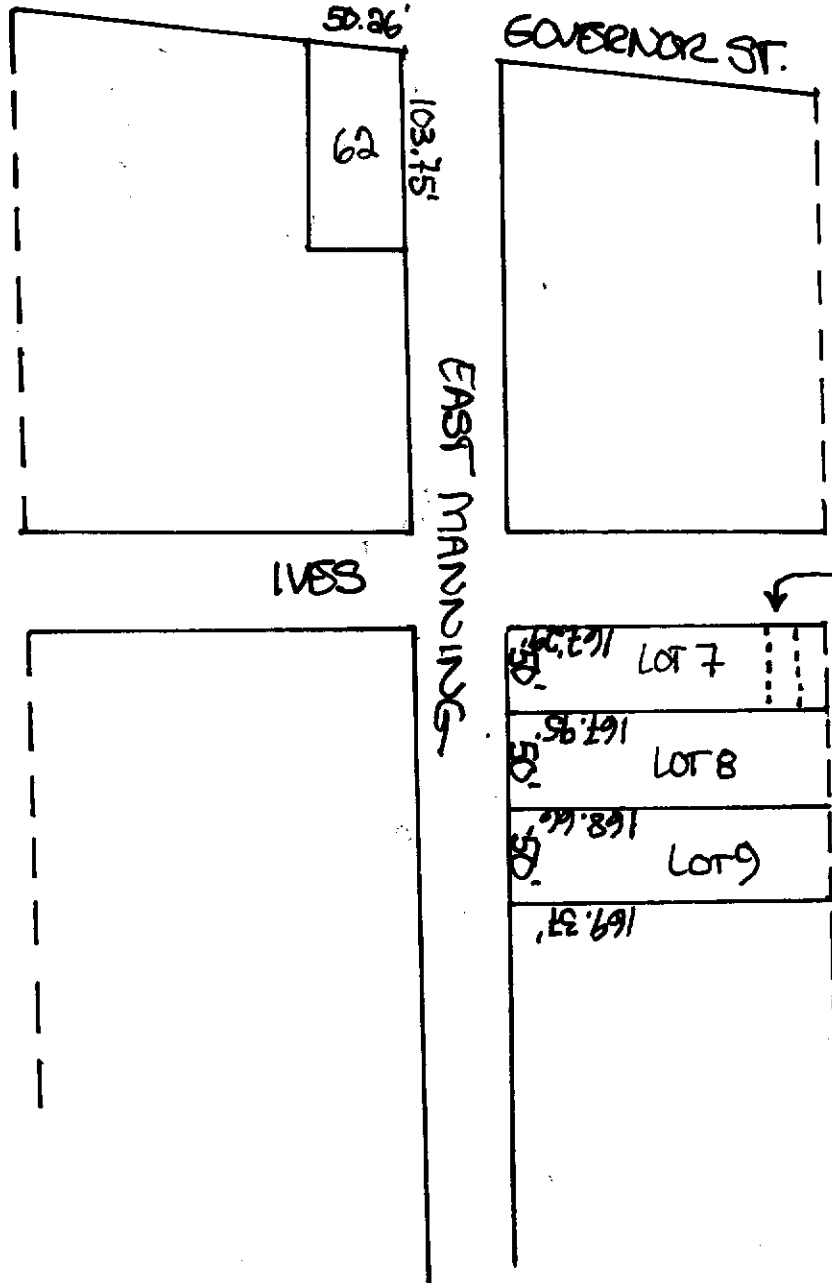
PLOT of the WHAT CHEER ESTATE belonging to the Heirs of the

Late Gov. James Fenner

surveyed & plotted July 14, 1847
by Atwater & Schubart
scale 100'=1"

recorded June 19, 1848
Plat Book 2 pg. 19 card 61

- Lot 8 - 8415 sq.feet
- Lot 62 - 5318 sq.feet
- Lot 7 - 8379 sq.feet
- Lot 9 - 8450 sq.feet



STRIP CONVEYED
BY DEED 509:215