

Providence Preservation Society

Assessors Lot 102
90 Moore Street
(built 1882 James Loring)

Plat 44
Plat Lot #4

Early Tax Ledgers for lot 102, Plat 44 show the following owners prior to 1883:

- 1864 January 1. Series A ledger 1.110 Layman Arnold
- 1873 June 15. Series C ledger 5.58 This property was conveyed to Silas Moore.
- 1876 October 2. Series C ledger 7.244 & 9.241 Warwick Institution for Savings.
- 1882 July 1. Series D ledger 5.463 Property transferred to James Loring. Said property is listed as being 5,000 sq. ft. Square foot value being \$20.00 No building.
- 1883 June 30. Tax Ledger shows the property was re-evaluated, building added. Total property value being \$3,000.
- 1886 This same ledger shows the land value was re-evaluated, total value now being \$4,750. Owned by James and Hannah Loring.
- 1901 September 10. Probate Docket #6995, Will Book 75.160 James Loring died, Wilbur Smith appointed Administrator of the estate.
- 1921 January 3. Probate Docket # 21824 Wilbur Smith died, leaving his estate to Emily, his widow. Recorded in Will Book 173.476.
- 1921 June 13. Recorded in Deed Book 611.135 Emily Smith, widow, conveys to Mary K. Sherlock and Martin Sherlock, as joint tenants, all land and buildings located on lot 102 Plat 44, with the following legal agreement: "Whereas Emily A. Smith is of advanced years and whereas the grantees agree to provide for the board, lodging, personal care and service of Emily Smith during the remainder of her natural life upon these premises, hereby grant, bargain, sell and convey to Mary K. Sherlock and Martin Sherlock said property. In the event of failure of these grantees or their executors or administrators to allow Emily Smith to remain in residence on said premises and furnish her with suitable board, care, service, the grantor does hereby retain the right to reenter and repossess herself of said premises the same had she not transferred the premises to these grantees."

Also, in addition to all board and personal service she must be provided with proper light and heat by them personally during the life of the grantor.

In the event of total destruction by fire, after paying their part of said mortgage said grantees will deliver the balance of any money devised from insurance policies to the grantor, said sums of money shall represent the value of board, lodging, and personal services which such destruction will make impossible for grantees to supply."

This conveyance is made subject to two mortgages; one for \$1,770 held by Industrial Trust Company of Providence; and a second mortgage in the amount of \$500.00 held by Henry Gregory.

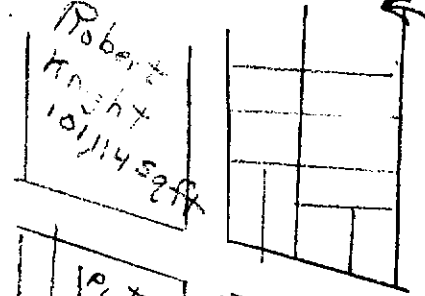
- 1936 June 8, Recorded in Deed Book 791.306 Edward J. McManus, executor of the will of Mary K. Sherlock, late of Providence, hereby grants, bargains, sells and conveys to Peter J. McManus and Margaret McManus, as tenants in common.
- 1961 Probate Docket #62318 March 21, Margaret M. McManus of 90 Moore Street bequeaths her estate to Peter McManus.
- 1971 Peter McManus bequeaths his estate, including property at 90 Moore Street and all furniture to his niece Mary Murphy. Probate Docket #71767.
- 1983 September 14, Recorded in Deed Book 1248.723 Mary A. Murphy conveys to Charles I. Morris and Janice S. Greene O'Donnell said property including lot, buildings and improvements situated on the southerly side of Moore Street delineated as Plat Lot #4 on the Plat entitled "Plan of Eagle Nursery Belonging to Layman Arnold", surveyed and drawn by John Howe on November 15, 1866. Said plat was recorded with the Providence Recorder of Deeds in Plat Book 10 on page 18, and on Plat Card 270.

Providence House and Business Directories show the following residents:

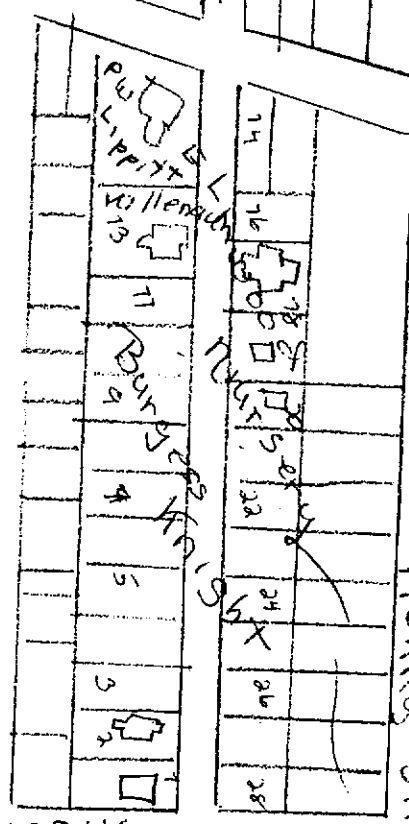
- 1883-1908 Hanna Loring and James Loring, salesman at 135 Eddy St.
The house was numbered 44 from this timethrough 1894
when it was renumbered 90.
- 1909-1912 Wilbur Smith, foreman
D. C. Buffington, bookkeeper
Fred J. Hussey, silversmith
- 1913-1922 Wilbur Smith, foreman
D. C. Buffington, bookkeeper
Martin Sherlock, laborer
- 1923-1930 Emily Smith, widow
Mary K. Sherlock, widow
- 1930-1935 Mary K. Sherlock, widow
- 1937-1965 Peter McManus, custodian at Gilbert Stuart Jr. High School
- 1971-1977 Mary Murphy
Vivian Travers

Prepared by:
Carole B. Pace
April, 1984

long Pond

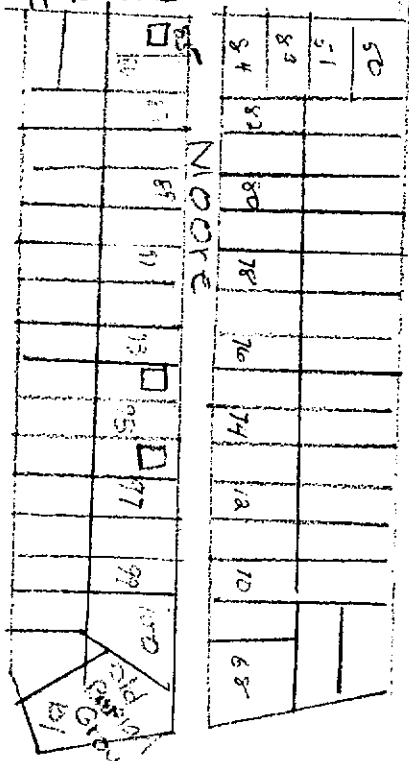


Robert Knight 10/11/45 ft



HENRY STREET

UPDIKE



MOORE

Plate 6 and 17

1882
Pittas

1882
Pittas