

**PPS RECORDS FOR  
360 MORRIS AVENUE  
PLAT 6, LOT 11**

**MILDRED J. and FERDINAND L. TITSWORTH HOUSE  
Built 1922-1923**

**DESIGNATIONS**

360 Morris Avenue is not located within any local historic districts designated by the City of Providence, nor listed on the National Register of Historic Places.

**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 6 identifies 360 Morris Avenue as Lot 11, an L-shaped lot of 6,401 square feet, and 46.023 feet of frontage on Morris.

**Chain of title card for AP 6, Lot 11 – MORRIS AVENUE**

Almira T. Metcalf Estate owned the property as of June 15, 1870.

Arthur W. Pierce, "Me." [Maine? – this note not completely legible] owned the property as of January 1, 1903.

J. Franklin Collins owned the property as of June 1, 1905.

Julia C. Woodbury owned the property as of February 2, 1914.

Nine E. Woodbury owned the property as of March 1, 1920.

Charles E. and Eugenie W. Rigby owned the property as of December 16, 1921.

Mildred J. Titsworth wife of Ferdinand L. Titsworth, owned the property as of December 1, 1922.

Mildred J. Titsworth (wife of Ferdinand L.) Estate, owned the property as of June 18, 1941.

Ferdinand L. Titsworth owned the property as of June 18, 1941.

Rose Parnas owned the property as of April 1942.

Maurice J. Parnas and wife Rose Parnas owned the property as of February 1943.

Irvin H. Bornside and wife Mae R. Bornside owned the property as of April 1946.

Gloria Strazar and Jane D. Malone owned the property as of October 25, 1973  
(refers to Deed Book 1177/Page1093).

Geoffrey V. Hopper and wife Judith S. Hopper owned the property as of December 3, 1976 (ref DB 1195/961).

Bruce C. Landis and wife Anne P. Landis owned the property as of March 16, 1981 (ref DB 1226/833). [NB: Two notes on the card indicate that a part of Lot 11 was dropped into Lot 9 per DB 1279/1025, and a part of Lot 9 was dropped into Lot 11 per DB 1279/1032, both deeds recorded Dec. 20, 1984. This created the current "L" shape of the lot.]

David R. Kobrin owned the property as of April 19, 1991 (ref DB 2386/006).

Timothy J. Grenier and Laurie B. Grenier owned the property as of August 1, 1994

(ref DB 2994/62).

According to the Assessor's computerized data base, the current owner is Shannon K., Dunnigan, since June 2009.

### **Maps and Atlases (Archives and Registry of Deeds)**

*Maps indicate that the house was constructed sometime between 1918 and 1926, and the garage was built by 1937..*

**1902:** "Plat of Land Belonging to Arthur W. Pierce," by J.A. Latham, Sept. 1902. Recorded in Plat Book 26/Page 45, copied on Plat Card 876. Shows the layout of new house lots between Morris Avenue and Hope Street, from Forest St. north to Fisher St. Lot #13, on the west side of Morris between Forest and Whiting Streets, is the future site of 360 Morris Ave. The lot contains 3,169.40 sq.ft., and measures 40.023 feet on Morris, 79.92 feet on the north, 40 feet on the west, and 78.55 feet on the south. (*Registry of Deeds*)

**1918:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24, shows the future site of 360 Morris Ave as a vacant 3,169 sq.ft. lot owned by J.C. Woodbury. (*Archives*)

**1926:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24, shows a wood-frame house at 360 Morris Avenue, standing on a 3,169 sq.ft. lot owned by M. Titsworth. The map refers to the Arthur W. Pierce Plat on Plat Card 876. [Note: the additional land area acquired in 1984 (see chain of title cards, above) was, at this time, part of two adjacent house lots to the south, between this one and Forest Street.] (*Archives*)

**1937:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 24, shows a wood-frame house at 360 Morris Avenue, standing on a 3,169 sq.ft. lot owned by M.J. Titsworth. A small wood-frame garage stands at the rear southwest corner of the lot. The map refers to the Arthur W. Pierce Plat on Plat Card 876. (*Archives*)

### **Deeds (Registry of Deeds)**

*Deeds indicate that the house may have been under construction in 1922, when the property was purchased by Mrs. Titsworth, but it apparently was not completed until 1923.*

Deed Book 614/Page 155: On October 22, 1921, Nina E. Woodbury, unmarried, sold to Charles E. Rigby and Eugenie Ward Rigby of Providence, for \$100, a parcel of land at the southwest corner of Morris Avenue and Whiting Street, being Lots 13 and 14 on the Arthur W. Pierce Plat (Plat Book 26/Page 45, Plat Card 876). "Being part of the premises conveyed to me by Julia Woodbury by deed dated March 25, 1916 [DB 593/415].

DB 627/320: On June 26, 1922, Charles E. Rigby and Eugenie Ward Rigby sold to Mildred Johnson Titsworth, wife of Ferdinand L. Titsworth, for \$10, a lot with buildings and improvements, being Lot 13 on the Arthur W. Pierce Plat (Plat Book 26/Page 45, Plat Card 876). The lot bounded east on Morris Avenue 40.023 feet, 78.85 feet on the south, 40 feet on the west, and 78.92 feet on the north on land also owned by the Rigbys. [Note: Despite the reference to “buildings” in this deed, directories indicate no house at this location prior to 1923. The house may have been under construction in 1922, however.]

DB 847/157: On March 3, 1942, Ferdinand L. Titsworth of Providence, widower, sold to Rose Parnas of Providence, a lot with buildings and improvements, being Lot 13 on the Arthur W. Pierce Plat (Plat Book 26/Page 45, Plat Card 876). The lot bounded east on Morris Avenue 40.023 feet, 78.55 feet on the south, 40 feet on the west, and 79.92 feet on the north (these measurements slightly different from those in DB 627/320).

### **Directories (Archives)**

*Directories indicate that the house was standing as of 1923.*

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.

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|------|---|
| 1922 | No listing for Ferdinand Titsworth<br>[Rigby, Charles E., engineer, h 250 Doyle Ave]  |
| 1923 | Titsworth, Ferdinand (E.A. Johnson Co.), h. 360 Morris Avenue.<br>[Edwin A. Johnson, E.A. Johnson Co., 57 Weybosset St. No indication of what type of business this was.]<br>[Rigby, Charles E., engineer, h 366 Morris Avenue] |

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address.

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|-----------|---|
| 1921-1922 | No listing for 360 Morris Avenue                    |
| 1923-1924 | 360 Morris Avenue – Ferdinand L. Titsworth, printer |

### **Intention to Build (Archives)**

No records found.