

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 10
Lot 81

#144 BENEFIT STREET...Brick

- 1854 Property is taxed to John Jenckes heirs
- 1862 Heirs of John Jenckes sell for \$5208.20 to the ministers, wardens, vestry and proprietors of St John's Church, a certain lot of land on the N/wly corner of North Court and Benefit Streets, it being lot #81 on City Assessor's Plat #10....it being understood that the buildings on said lot are not conveyed and that the grantors may enter said lot any time or times prior to the first day of January and of removing said buildings off from said lot..Deed Book 163 399
- 1863 N B Crocker and Richard B Duane ministers at St John's Church lived at #165 Benefit Street and until
- 1866 Richard B Duane rector of St John's Church lived here...#144 Benefit Street for the first time...Providence Directory
- 1921 The ministers, wardens, vestry and proprietors of St Johns Church sell to Christina Mackinnon a lot or parcel of land with all buildings and improvements on the N/wly corner of Benefit and North Court Street, being the same as 163.399....DB 604.309
- This property changed ownership several times and taxed in
- 1961 to Shepard G Saunders.

Providence Preservation Society

Records of

144 Benefit Street

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Built in 1863 for St. John's Rectory by Alphius Morse

1862 November 10. Recorded in Deed Book 163.399 George W.C. Jenkes and his wife Chloe, both of Smithfield, Providence County; Daniel C. Jenckes of Providence and Mary S. Jenckes of Woodstock, Windham County, Conn., conveyed to the Ministers, Wardens, Vestry and Proprietors of St. John's Church this lot of land measuring approximately 86.6' X 50.1' X 79.53' X 50.55' for \$5,208.20.

Said deed made it expressly understood that the buildings on said lot were not conveyed nor were they intended to be conveyed. The grantors reserved the right to enter upon said lot at any time prior to the first day of January next (1863) and will remove said buildings from said lot. The 1857 map of Providence (attached) shows this older configuration of buildings. The 1875 map shows the new configuration.

Chloe L. Jenckes, wife of George, in consideration of a sum paid to her released her quitclaim unto the grantee all her dower rights. Prior to 1862 the house was occupied by Marcia M. Jenckes.

October 23. St. John's Church filed an "intent to build" a Rectory of the property. Alphius Morse is listed as the Architect-Builder. This "intent to build" was filed one month before the land was actually transferred. Documents indicate the building was erected during 1863.

From 1864 through 1917 the building was used as a rectory.

1917 The Providence Directories show Christina H. Mac Kinnon lived at the building and ran a boarding house from 1917 to 1925. The first occupants were:

Leon F. Lawton, Dentist
Earle A. Sweeney, Lawyer
P.B. Fitzgerald, Insurance Agent
Arthur R. Brown, Supt.
Benjamin C. Clough, Instructor
Alfred T. Yuill, Civil Engineer

1921 June 6. Recorded in Deed Book 604.309 at 3:50 p.m. The Ministers, Wardens, Vestry and Proprietors of St. John's Episcopal Church, George H. Wilson, treasurer, conveyed the property to Christine H. Mac Kinnon. The lot contained 4,166.56 square feet.

1923 December 1. Deed Book 644.348 The property was transferred to George Rose and his wife Fannie. Although the property was transferred Ms. Mac Kinnon continued to operate the boarding house.

1925 April 1. Deed Book 670.393 George and Fannie Rose sold the property to Sallie E. Moore, widow of William, and Irene M. McCown.

From 1925 to 1935 it was known as the Sally Moore Rooming House.

1936 January. Deed Book 782.339 The property was purchased by Mary M. Fraser. Ms. Fraser owned at least six large buildings on Benefit Street and used them as rooming houses. This was known as Fraser Apts. until 1960.

1946 April 16. Building Permit #558 was issued to Mary Fraser to make alterations and repairs on this one family dwelling being used as a rooming house.

1960 December. Deed Book 1102.1069 The property was purchased by Rocco P. Lancia and his wife Eileen, together with Anthony Carciari and his wife Olga.

1961 During 1961 there were two quick transfers. One recorded in Deed Book 1110.643. the other in Deed Book 1109.705. The first was from Carciari to Kaplan and the second was from Kaplan to Shepard G. Saunders. Quick transfers such as these usually, but not always, indicate mortgage transactions.

1968 September 20. Deed Book 1149.698 Julius Manekofsky and his wife Beverly purchased the property.

1970 April 13. Deed Book 1156.981 records the property as being placed in the names of Julius Manekofsky and Banice C. Bazar as a partnership.

August 19. Deed Book 1158.813 shows that Banice C. Bazar obtained the property alone.

1972 June 12. Deed Book 1168.93 The property was placed in the name of Boardwalk and Park Place.

July 11. Deed Book 1168.872 Pleasant Realty obtained the property. It was still being used as a rooming house.

August 7. Building Permit #481 was issued to Pleasant Realty to repanel bathrooms on all floors of the three story structure. Estimated cost was between \$1,200 and \$3,800.

1985 July 18. Deed Book 1299.284 The property was obtained by 144 Benefit Street Associates.

August 1. Building Permit #111 was issued to Jon Wigran to make general repairs and renovations to the interior and exterior of the house under building instructions #3679-85. Estimated cost was \$32,500.

Documents indicate these alterations and improvements were made with the intent of converting to a Bed and Breakfast.

The Providence City Directory shows it as Benefit Street Bed and Breakfast. It is also shown at the Old Court Inn and Apts.

1987 November 23. Building Permit #752 was issued to John Rosenblatt to remove asphalt shingles from the roof and install new shingles. Estimated cost: \$1,000.