PPS RECORDS FOR
145 MEETING STREET
PLAT 10, LOT 206

MARY P. and GEORGE H. WEBB HOUSE
Martin & Hall, Architects
Built 1902-1903

DESIGNATIONS

The house at 145 Meeting Street is located in the College Hill National Historic Landmark District listed on the National Register of Historic Places; the district inventory identifies it only as “House, after 1895.” It is also located in the local College Hill Historic District 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 10 identifies 145 Meeting Street as Lot 206, a rectangular lot on the south side of Meeting Street between Prospect and Brown Streets. The lot measures 50 feet on Meeting Street, 100.46 feet on the west, 50 feet on the south, and 98.39 feet on the east, for a total area of 4,971 sq.ft.

Chain of title card for AP 10, Lot 206 – MEETING STREET:

Sarah L. Humphreys owned the property as of June 1, 1892
Dropped November 1, 1898
Mary P. Webb wife of George H. Webb owned the property as of July 1, 1901
Mary P. Webb Estate owned the property as of February 1, 1919
George H. Webb, Jr. owned the property as of November 1926
Robert S. Holding owned the property as of June 15, 1933
Elizabeth P. Holding (Will #73818) owned the property as of July 28, 1974
Georgina S. McEnany owned the property as of May 2, 1977; refers to Deed Book 1198/Page 462
James E. McClennan and wife Karen J. McClennan owned the property as of October 31, 1980 (refers to DB 1224/50)
Karen J. McClennan owned the property as of October 20, 1989 (DB 2122/284)
James E. McClennan and Karen J. McClennan owned the property as of October 22, 1992 (DB 2646/191)
Karen J. McClennan owned the property as of February 5, 1999 (DB 4008/55)
Karen L. McClennan, as trustee of the Karen J. McClennan Declaration of Trust dated April 7. 1999, owned the property as of April 16, 1999 (DB 4060/178)
According to the Assessor’s computerized data base, the current owner is the Karen J. McClennan Declaration of Trust, with a mailing address at 145 Meeting Street.

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

Maps indicate that the house was constructed sometime between 1895 and 1908.

**1895:** “Atlas of the City of Providence” by Everts & Richards, Plate 5 (pages 28-29), shows the future site of 145 Meeting Street within a larger vacant lot of 29,932 sq.ft. on the south side of Meeting Street; the lot stretches from Prospect Street eastward to the property at the southwest corner of Meeting and Brown Streets. The owner name is not indicated. (Archives)

**1908:** “Atlas of the City of Providence” by L.J. Richards Co., Plate 7, shows a wood-frame house at 145 Meeting Street, standing on a 4,971 sq.ft. lot on the south side of the street. The owner is M.P. Webb. (Archives)

**Deeds (Registry of Deeds)**

Deeds indicate that the property was a vacant lot when acquired by Mary P. Webb in 1901. She and husband George lived here until their deaths, and their son finally sold the house in 1933.

Deed Book 437/491: On June 19, 1901, John Carter Brown Woods of Providence, as the surviving trustee under the will of Ann Brown Francis Woods, deceased, sold to Mary P. Webb, wife of George H. Webb of Providence, for $4,050, a lot of land on the south side of Meeting Street, measuring 50 feet on Meeting, 100.46 feet on the west side, and 98.39 feet on the east side, for a total of 4,971.25 sq.ft. The deed does not mention any buildings on the property.

DB 768/204: On June 6, 1933, George H. Webb, Jr. of Warwick sold to Robert S. Holding of Providence, a parcel of land with buildings and improvements on the south side of Meeting Street, measuring 50 feet on Meeting, 100.46 feet on the west side, and 98.39 feet on the east side, for a total of 4,971.25 sq.ft. [Note: George H. Webb, Jr. is not listed in the grantee index between 1901 and 1933; therefore he must have inherited the property from his parents after their deaths.]

**Intent to Build Permits (Archives)**

These records indicate that a building permit was applied for in fall 1901; however directories indicate that the house wasn’t completed until either 1902 or 1903.

Application #14744, dated September 24, 1901, to build a house on Meeting Street between Brown and Prospect Streets, for Mary P. Webb per Martin & Hall by E. Dubois; Martin & Hall, architects.
Directories (Archives)

Directories indicate that the house was standing and occupied possibly as early as 1902, but definitely by 1903.

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.

1901    Webb, George H., secretary Board of Trade, Market Sq., home 7 Euclid Avenue

1902    Webb, George H., secretary Board of Trade, Market Sq., home “45 Meeting Street.” [Note: It is not known whether this address is a typo, or if the street was renumbered in 1903.]

1903    Webb, George H., secretary Board of Trade, Market Sq., home 145 Meeting Street

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address. This directory is typically a year behind the city directory.

1901-1902    The address 145 Meeting Street is not listed.

1903-1904    145 Meeting Street: Webb, George H., secretary Board of Trade