

# Manning Manse Messenger

January, 2007



**Front cover photo:** This is the antique **typewriting table** Warren Henry Manning used in his office in Brookline, MA. The table has a small drawer and a pull-out shelf. On the left side of desk is a fine **Pratt-Manning Family Bible**. On the right is a **Webster Universal Dictionary**. In the center is the lace handkerchief Warren's wife Henrietta Hamblin Pratt carried at her wedding. In rear is one of several watercolor **Manning Coat-of-Arms** pictures painted by artist Martha Manning Stein of Franklin Lakes, NJ. Small photos are of W.H. Manning as a young man and as an old man. He was one of the foremost landscape architects of this country. Started Manning Association in 1901.

All of the above were either willed by **George Manning**, his grandson, (table and Bible) or donated to the Association by his widow **Noel Manning**. They will be permanently on display in the second-floor museum room at the Manse.

Photo by **Robert A. McLean**

## **ANNUAL MEETING OF MANNING STOCKHOLDERS**

June 23, 2006

The meeting was called to order by President Peter Stuart at 1:42 PM at the Manning Manse. President Stuart welcomed all family members and friends to the Annual Meeting.

Each member of the audience then introduced themselves and shared some wonderful family stories as well as told of their connection to William H. Manning. Ruth Ladd read the "Manning Family Hymn." There was a moment of reflection for those who have departed this world since the last Reunion.

Secretary Becky Warren read the minutes of the June 25, 2005 Annual Meeting. A motion was made, seconded and passed to accept the minutes of the Meeting.

Treasurer Richard McIntosh reported on the Association's finances, including total liabilities of \$184,029.23 (including \$174,029.23 mortgage) and current assets of \$148,171.19. He noted that he recently transferred money from the money market account to the checking account to pay bills. The Treasurer's Report was accepted as presented and will be placed on file.

President Peter Stuart reported the Trustees meet on a quarterly basis and have been very involved with getting a new tenant for the building.

Susan McIntosh read Ron Birchmore's Custodian's Report. US Roofing completed repairs above the front door of the restaurant. Ron repaired two broken cellar windows. He will be

checking into the condition of the rear section of the roof.

On a motion by Richard McIntosh, seconded by Ruth Ladd, the Custodian's position is to receive an annual stipend of \$2,400. Motion carried.

President Stuart provided the following updates regarding Old Business.

1. Efforts are being made to continue working on the Manning Genealogy, Vol. II. Carolyn McLean has contacted David Hunt, former Trustee, regarding procuring electronic copies of the current genealogy data compiled by David
2. The new Manning Manse sign is in place but still needs electricity to illuminate it at night
3. The lease has been terminated with the Livingstones. While a judgment against the Livingstones was made in court, the Board decided not to evict the tenant. Instead, efforts are underway to transition a new restaurant business into the Manning Manse. We are currently receiving \$2,000. per month rent. The Livingstones still owe the Manning Assoc. over \$100,000 in back rent. We hope the Livingstones sell their business to this prospective tenant and, in turn, the Manning Association is to receive a check at the Closing towards the back rent payments.
4. In April the Board of Trustees met the potential new tenant. This current occupant has put approximately \$50,000 into the restaurant facility since April.

The proposed Closing date is July 15, 2006.

5. Our current mortgage is held with personal guarantees, specifically with the names of Richard Manning and Richard McIntosh. This arrangement needs to be changed - and will be by the Board.

Under New Business, President Stuart read a nice letter dated June 20, 2006 to the Manning Association from Barbara Livingstone. She thanked the Association for the opportunity to run their restaurant in the Manning Manse from 1994 to 2006 and for our generosity and cooperation in dealing with the prospective tenants.

Becky Warren read the report of the Nominating *Committee* for Trustees of the Manning Association for 2006-2007 term:

David Warren  
Peter Stuart, Treasurer  
Carolyn McLean  
Rebecca Warren, Secretary  
Melanie Manning (Stuart) Claeys  
Leonard Manning  
3 vacant positions  
We are saddened to lose several key Trustees this year: Richard Manning, Richard McIntosh, Susan McIntosh, and Sally Birchmore.

Peter asked for nominations from the floor. There being none, a motion was made to close nominations. Motion seconded and passed. Secretary to cast one ballot for slate of officers.

A motion was made by Richard McIntosh, seconded by David, to inform Washington Savings Bank and the

Association's auditor of the new Trustees. Motion carried.

Susan and Richard McIntosh shared their thoughts and memories of their sister and daughter Sally Birchmore who recently passed away from breast cancer at the young age of 47 years. Sally was very active in her community of Swampscott, a Manning Association Trustee, and a loving mother and wife. As a testament to her community involvement, over 1,000 people signed the guest book at her service. She will be missed.

The Annual Meeting of the Manning Association Stockholders adjourned at 3: 10 PM. All were invited to enjoy delicious homemade strawberry shortcake, compliments of the Stuarts.

Respectfully submitted,

Rebecca A. Warren,  
Secretary

#### Payment of Dues

Enclosed please find an envelope addressed to the Membership Chair-Person. Dues are \$20. and are due by June. We appreciate your support.

Melanie will be handling the record of dues, names, addresses, Life Memberships, and sending out membership cards. If you wish to join, please send your Manning lineage to her:

Melanie Stuart Claeys  
14A Rovanten Park  
Ballston Lake, NY 12019

## **In Memoriam George Manning**

1923-2006

Long-time Manning Trustee George Manning passed away Sunday, July 16<sup>th</sup> of this year, in Brunswick, Maine after a short illness. He leaves behind his wife Noel (Temple) Martinson Manning, a daughter Michelle Manning Linatsas of Nashua, NH, son-in-law Charles, and a son Michael S. Manning. His first wife was Althea (Stevens) and they spent much of their adult lives in Brookline, NH. He was a Selectman and Chairman of the Town Planning Board.

He was the son of Warren Harold Manning and Doris Belle (Logue) and grandson of Henrietta Hamblin (Pratt) and Warren Henry Manning. Manning genealogy: George (12), Warren Harold (11), Warren Henry (10), Jacob Warren (9), Solomon (8), Jacob (7), Jacob (6), Jacob (5), William (4), Samuel (3), William (2), William (1).

6.  
He was educated in the Waltham, MA schools before enrolling at MIT where he majored in Mechanical Engineering. His education was interrupted when he enlisted in the Air Force. He was promoted to Captain and flew with the 7<sup>th</sup> Fighter Squadron during WW.II.

The last five years George and Noel (a high school classmate) lived in Topsham, Maine. Earlier he had designed and had built a home in Edgecomb, Maine, which he thoroughly enjoyed. One of Noel's daughters painted a fine picture of this home, situated on a peninsula in the Sheepscot River. In later years, George

would often sit in his favorite chair and gaze at this picture. His ashes were sprinkled at the Sheepscot water's edge.

It would be impossible to exaggerate the dedication and effort George expended in carrying out the purpose of the Manning Association, which was begun in 1901 by his grandfather Warren Manning. Many of our readers will be well acquainted with George's long tenure on the Board of Trustees and have met him in person. He was active in the Association until four years ago.

Most of his adult life, possibly as much as fifty years, George played a major role in the activities of this organization, along with his younger brother Richard Manning. Several times George served as President; he rarely missed a Reunion or a Trustees' Meeting. Always he quietly led or advised the other members on how best to manage and preserve the Manning Manse in Billerica. It would be correct to say that without the dedication of these brothers, George and Richard Manning, the Manse and the Association might not have thrived



**George H. Manning**

# Manning Association Treasurer's Report

Annual Meeting June 24, 2006

## Liabilities

Mortgage Balance	
\$174,029.23	
Liability Insurance	<u>\$ 10,000.00</u>
Total Liabilities	\$ 184,029.23

## Assets

Checking Account	\$ 36,399.81
Money Market Account as of 6-20-06	\$ 49,893.20
Putnam Fund as of 3-31-06	\$ 27,585.22
Vanguard Fund as of 3-31-06	<u>\$ 34,292.96</u>
Total Assets	\$148,171.19

## Trend

Monthly Usage Fee (Rent)	\$ 2,000.00
Monthly Mortgage Payment	<u>\$ -3,097.22</u>
Monthly Deficit	\$ 1,902.78

**18 Months to Zero**

Respectfully submitted,  
Richard McIntosh  
Treasurer

## "Billerica Minuteman"

November 23, 2006

By Brendan Lewis, Staff Writer  
(Used by permission)

Colonial history, Italian cuisine at  
Manning Manse

The 310-year old Manning Manse on Chelmsford Road has endured many incarnations, its newest as an Italian restaurant, Villaggio Restaurant, combining the region's colonial and immigrant heritage.

Co-owner and chef Paisal Bazarto spent two decades honing his skills at Italian cuisine working at Bella Napoli, a restaurant in Boston's North End

"I buy my fish fresh off the boat in Gloucester everyday," Bazarto said.

Seafood is featured in dishes such as frutti di mare - fruit of the sea - with lobster meat, shrimp, scallops, calamari, clams, and mussels sauteed in garlic and olive oil.

Bazarto formed a partnership with Luis Sanchez, bringing 30 years of management experience to the table, often from some of the Boston area's more posh restaurants.

Throughout his career, Bazarto has made personal investments to his trade by traveling around Italy, Greece, and France to absorb the cultures that give rise to the various dishes.

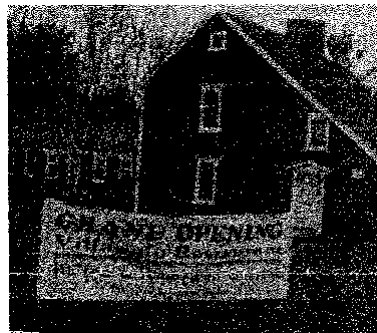
"Traveling in those countries gave me a lot of experience with food," Bazarto said, who had been named Top Chef in 1991 in "Boston Magazine."

Using the same menu as the past tenant, Livingston's, and only making minor interior renovations, Villaggio Restaurant is reminiscent of its predecessor's upscale American grill with added Mediterranean flair.

Villaggio Restaurant also features a private room that can serve a party up to 50 people and an early bird special that drops the price of every meal to \$9.99 from 3:30 p.m. to 5:30 p.m., Tuesday through Saturday.

The house was originally built in 1696 by Samuel Manning, and restored in 1900 by direct descendant Warren Manning, ensuring future preservation by forming the Manning Association.

Before Livingston's the historic spot also housed a Chinese restaurant.



Villaggio Restaurant is the newest incarnation for the historic Manning Manse.

### Trustee Changes

There has been at least a year and a half since a "Messenger" has been sent to you. During this time the Trustees have had major changes as well as huge problems to solve. We have had to scramble as we take on new duties.

Deaths: Sally Birchmore and George Manning, both died in July

Resignations: Richard Manning and Richard McIntosh (illness) and Susan McIntosh, Editor, all in July

New trustee: Melissa (Stuart) Claeys

Peter Stuart elected Treasurer

David Warren elected President

## Trustees Meetings

During the interim since you have received a communication, we have had several Trustee's Meetings. Space does not allow to even give a synopsis of each meeting. We simply convey here the overall subjects discussed and voted on during this time. Should you so wish, a copy of the Minutes of any given meeting can be obtained by writing our Secretary Rebecca "Becky" Warren.

Upkeep of the old Manse, as well as the new addition, is an ongoing topic for each meeting. There have been minor roof repairs, driveway repairs, electrical repairs, and other work required of a property that gets considerable use. Our custodian Ron Birchmore continues to inspect and report on work as needed.

The Trustees have erected a very attractive red and gold sign that identifies the Manning Manse. The sign now has electricity to it. Recently, the new tenants have added their sign "Villaggio Restaurant" below the main body of the larger sign.

In December we voted to have the very old tree at the end of the restaurant taken down, as it was dangerous. The 1976 Bicentennial red maple tree was pruned. Overall, landscaping is now excellent. New stockade fencing is to be erected around the dumpsters in the spring.

For the past two years the Livingstone family experienced great difficulty in keeping the rent up to date and this was a major topic at each Trustees Meeting. There were several explanations for this we were given. The new no smoking ban in Massachusetts restaurants may have caused patrons to drive to NH. Road

rebuilding on nearby Rt. 3 lasted four years and made much congestion. People had less disposable income due to recession. Mrs. Livingstone suffered two episodes of cancer and could put less energy into the business. One new very large restaurant (Stellio's) opened nearby and gives competition.

At each meeting, the Trustees met with one of the Livingstones and worked with great patience to try to enable this family of four to remain our tenants. We made every rent adjustment we could, knowing that it is a major upheaval when we change tenants. This summer with much rent unpaid, we voted to evict and our lawyer commenced this process. Our treasurer Peter Stuart, who is a practicing Connecticut attorney, ably assisted us in all these matters. However, we do hire outside counsel, too.

Meanwhile, we began seeking new tenants and eventually settled on Faisal Bazarto and Luis Sanchez. Getting the transfer of the liquor license is always a lengthy process but was accomplished. The new tenants replaced some kitchen appliances, added interior lights, redecorated and did other cosmetic repairs. The restaurant looks good.

### New Arrival

Joseph Warren Romano arrived December 22, 2006. He is the first child of Laura Ruth (Manning) and Stephen Romano of Lynn, MA. Proud grandmothers are Virginia Manning of Salem, MA and Lena Romano of Saugus. He is named after his two grandfathers. Baby Joseph is grandson of Warren Manning (deceased), who was named after Warren H. Manning, and was first cousin of Carolyn McLean, Trustee.

## **Sally (McIntosh) Birchmore**

1959-2006

Sally Birchmore died suddenly in July of a recurrence of breast cancer. She was the wife of Ron Birchmore, sister of Trustee Susan McIntosh, and daughter of long-time Treasurer Richard McIntosh and Priscilla (Merritt). She and Ron lived in Swampscott, MA with their two daughters Ashley and Kelly. Sally was one of the newer Trustees, serving about three years, but had the same interest her family had showed in the Association.

Sally was very involved in the activities of her two young daughters. This included being a coach to both their soccer and softball teams since her daughters were young. She was also a dedicated Girl Scout Troop Leader. She touched the lives of many young people.

Sally worked for the Doyle Sailmaker Company of Marblehead as a seamstress. A while ago she traveled to Australia and worked six months teaching the Aussies the art of sail making. Later on they beat the US in the "America's Cup" race.

Her passing is a loss to the Association but especially to her family and young daughters, now 14 and 13 years of age. We all express our sympathy to Ron, Susan and "Mac."

Sally's Manning line is: Richard (12), Francesca E. (11), Arthur H. (10), John Henry (9), John (8), John (7), Wm (6), Wm (5), Isaac (4), Saml (3), Wm (2), Wm (1).

### **NOTES FROM THE EDITOR**

First, I wish to pay tribute to Susan McIntosh who has faithfully and expertly written, formatted, and sent the "Messengers" for about ten years. She was the first to change from the old woodcut picture of the Manse and introduce the colorful front-page pictures. I always looked forward to receiving my issue. Thanks, Susan, for a job well done.

Susan has been a huge help in coaching me through the intricacies of doing this first issue on computer. I could never have completed the task without the constant help and encouragement from my husband Bob McLean.

Second, we say a sincere thank you to Richard "Mac", Susan's father, who has for years consciously and meticulously kept our books, paid the Association's bills, invested our money, collected dues and sent out membership cards. As a former building inspector, he was well qualified to oversee work being done on the Manse. His dedication to the Association deserves all our gratitude.

"Mac" is seriously ill and bedridden at home. Susan is his primary caregiver. They would enjoy your cards:.  
Richard McIntosh, 250 Essex St.,  
Swampscott, MA 01907.

Third, Richard D. Manning is also gravely ill and bedridden in a Saco nursing home. He and his wife Barbara would also like to hear from you:  
Richard Manning, 401 Seaside Ave.,  
Saco, ME 04072.



**Manning Association  
Board of Trustees  
2006 - 2007**

President	David E. Warren 16 Gary Road Chelmsford, MA 01824 <a href="mailto:sallywarren@1juno.com">sallywarren@1juno.com</a> <a href="mailto:warren@bsci.com">warren@bsci.com</a> (978) 256-2708
Vice Pres.	Leonard Manning 444 Thompson Road Thompson, CT 06277 <a href="mailto:lmanning13@charter.net">lmanning13@charter.net</a> (860) 923-2817
Treasurer	Peter F. Stuart 475 Bridge Street Groton, CT 06340 <a href="mailto:osskmpfs@snet.net">osskmpfs@snet.net</a> (860) 536-6964
Secretary	Rebecca A. Warren 42 Harbor Street Pepperell, MA 01463 <a href="mailto:wareas42@juno.com">wareas42@juno.com</a> (978) 433-9003
Trustee Messenger Editor	Carolyn A. McLean 1 0 Frances Street Woburn, MA 01801 <a href="mailto:robert3@2gis.net">robert3@2gis.net</a> (781) 933-2869
Trustee	Melanie Stuart Claeys 14A Rovanten Park Ballston Lake, NY 12019 <a href="mailto:Mel224life@earthlink.net">Mel224life@earthlink.net</a> (518) 899-3056
Contracted Position Custodian	Ron Birchmore 250 Essex Street Swampscott, MA 01907 <a href="mailto:Salron77Ca@aol.com">Salron77Ca@aol.com</a> (781) 595-8126

Order Form  
Mail to Treasurer

Items Ordered

---

---

---

---

Amount Enclosed \$ \_\_\_\_\_

Ship To

---

---

---

Items For Sale

Bookplates \$ 0.25 ea.  
(Minimum Order \$ 5.00)

Manning Genealogy \$ 100.00  
(Shipping & Handling \$ 10.00)

Story of Manning Manse \$ 2.00

“The Key of Liberty”  
By William Manning (1747-1814)  
Hardcover \$ 50.00  
Paperback \$ 25.00

Tee Shirts w/ Coat of Arms  
Sizes S – XL \$ 20.00

Tote Bags w/ Coat of Arms \$ 20.00

Poplin Jacket w/ Coat of Arms  
(Discontinued) N/A

Cup Plates \$ 12.50  
(Shipping & Handling \$ 6.50)

Order Cup Plates (only) from:  
Peter S. Cooper  
55 Loomis St.  
Bedford, MA 01730