

**219 BLACKSTONE BOULEVARD
Plat 40, Lot 183:**

**2nd PRESCOTT O. AND MARY C. CLARKE HOUSE
Built 1905-1907**

*Research Conducted by Kathryn J. Cavanaugh in June 2008
(Supplementing PPS Marker Report of April 1988)*

219 Blackstone Boulevard is located on a 10,000 sq.ft. lot fronting on Clarendon Avenue, on the north side of the block bounded by Blackstone Boulevard on the west, Clarendon Avenue on the north, Grotto Avenue on the east, and Lincoln Avenue on the south. The house is set back approximately 100 feet from Blackstone Boulevard, and the property currently has no frontage on that street; it is accessed and best visible from Clarendon Avenue, and has sometimes been identified as 79 Clarendon Avenue.

1895

City Atlas shows a block containing 60,000 sq.ft. of undeveloped land, bounded by Blackstone Boulevard on the west, Clarendon Avenue on the north, Grotto Avenue on the east, and Lincoln Avenue on the south. The owner's name is not identified on the map.

Tax records and assessor's plat maps confirm that this block was identified as Lot 10 in Plat 40, owned by Prescott O. Clarke.

[Prescott O. Clarke owned three adjacent blocks bounded by Blackstone Boulevard on the west and Grotto Avenue on the east, within the cross streets of Upton Avenue, Lincoln Avenue, Clarendon Avenue, and Mount Avenue (from south to north). The 1895 map shows each block with 60,000 sq. ft. of undeveloped land. Tax records and plat maps confirm that Lot 10 was the middle of the three blocks, with Lot 9 to the south (bounded by Upton and Lincoln) and Lot 11 to the north (bounded by Clarendon and Mount). Deeds (DB 420/Page180) indicate that Clarke purchased all three lots in 1879.]

[Note: 1988 PPS Marker Report says that an "intent to build" permit #1218 was filed in 1895 with the City by Prescott O. Clarke, for a 2-1/2 story brick dwelling designed by Clarke & Spaulding, on Blackstone Boulevard at Lincoln Avenue – which is the site of 203 Blackstone Boulevard, not 219. See research notes for 203 Blackstone Boulevard.]

1895-1896

Tax records for Plat 40, Lot 10, owned by Prescott O. Clarke, indicate no buildings on that property.

[Tax records for Plat 40, Lot 9 indicates that a building was added as of May 1, 1896: this was 203 Blackstone Boulevard.]

1898-1905

Tax records for Plat 40, Lot 10, owned by Prescott O. Clarke, indicate no buildings on that property from 1898 until 1905. (Lot 10 was subdivided twice during this decade; the newly created lots were numbered 182 and 183, and owned by Prescott's wife Mary C. Clarke. Neither of those had buildings on them either, until 1905.)

[Directories indicate that Prescott O. (Mary C.) Clarke, architect, lived at 203 Blackstone Boulevard for all of these 8 years.]

1902

Assessor's plat maps, Plat 40, shows the block bounded by Blackstone Boulevard on the west, Clarendon Avenue on the north, Grotto Avenue on the east, and Lincoln Avenue on the south. The block is divided into three lots:

Lot 183 (10,000 sq.ft., fronting on Blackstone, with 50 ft. of frontage also on Clarendon and Lincoln).

Lot 10 (10,000 sq.ft., located 50 ft. east of Blackstone, fronting only on Clarendon and Lincoln, with 50 ft. of frontage on both streets); and

Lot 182 (40,000 sq.ft., located 100 ft. east of Blackstone, fronting on Clarendon, Grotto, and Lincoln).

1904

Tax records for Plat 40, Lot 10, owned by Prescott O. Clarke, indicate the property was valued at \$500.

Tax records for Plat 40, Lot 182, owned by Mary C. Clarke, indicate the property was valued at \$2,000.

Tax records for Plat 40, Lot 183, owned by Mary C. Clarke, indicate the property was valued at \$1,200.

1905-1906

Tax records for Plat 40, Lot 10, owned by Prescott O. Clarke, indicate the property was still valued at \$500.

Tax records for Plat 40, Lot 182, owned by Mary C. Clarke, indicate the property was now valued at \$12,000. This \$10,000 increase in assessed value indicates partial construction of 219 Blackstone Boulevard.

Tax records for Plat 40, Lot 183, owned by Mary C. Clarke, indicate the property was still valued at \$1,200.

1907

Tax records for Plat 40, Lot 10, owned by Prescott O. Clarke, indicate the property was now valued at \$2,000.

Tax records for Plat 40, Lot 182, owned by Mary C. Clarke, indicate the property was now valued at \$34,000. This near-triple increase in assessed value indicates completion of the house at 219 Blackstone Boulevard (and possibly also an increase in the tax rate, given that the other two lots increased in value with no buildings on them).

Tax records for Plat 40, Lot 183, owned by Mary C. Clarke, indicate the property was now valued at \$4,000.

City directory of 1907 lists Prescott O. (Mary C.) Clarke as living at 219 Blackstone Boulevard.

[The 1907 directory also lists William B. Greenough as living at 203 Blackstone Boulevard. Therefore, #203 had not been renumbered as #219, as stated in the 1988 PPS marker report: rather, another house at #219 was built.]

1908

City atlas shows footprint of 219 Blackstone Boulevard, owned by Prescott O. and Mary C. Clarke, within a 60,000 sq.ft. block bounded by Blackstone on the west, Clarendon on the north, Grotto on the east, and Lincoln on the south. The house stands near Clarendon; a small outbuilding stands near Grotto.

[City atlas also shows footprint of 203 Blackstone Boulevard, owned by W.B. Greenough, on a 12,000 sq.ft. lot at the corner of Lincoln Avenue, one block south.]

1918-1948

City atlases of 1918, 1926, and 1937 all show the same 3-lot configuration in this block as on the 1902 plat map, with the house at 219 Blackstone Boulevard standing on the largest of the three lots, set back about 100 feet from the Boulevard and fronting on Clarendon Avenue. The Clarkes continued to own the entire block until their deaths (Prescott in 1936, Mary in 1948). The Clarke children, all of whom lived outside Providence, subdivided the block containing 219 Blackstone Boulevard into several lots and eventually sold all of the property.

Deeds indicate that the Clarke house at 219 Blackstone Boulevard, now standing on a 20,000 sq.ft. lot, was sold to Gerald J. and Emma M. Prior (DB949/Page 29, February 1, 1948). One condition of the sale was that the property could not be subdivided into more than two lots.

1955

Sanborn map (1921, updated to 1955) shows a new house, numbered 215 Blackstone Boulevard, constructed at the corner of Clarendon Avenue in what had been the front yard of 219 Blackstone Boulevard.

1959

Deeds indicate that the house at 219 Blackstone Boulevard, now standing on a 10,000 sq.ft. lot, was sold to Upton and Shoshana Hilleson (DB 1096/Page185, October 26, 1959).

1985

Assessor's plat map for Plat 40 shows a revised lot configuration, with revised lot numbers, for this block. The lot on which 219 Blackstone Boulevard stands, fronting on Clarendon Avenue, is now numbered 183, and contains 10,000 sq.ft.