

Providence Preservation Society

Records of

Plat 40

Lot 183

219 Blackstone Boulevard  
(sometimes shown as 79 Clarendon)

Built in 1896 for Prescott O. Clarke

- 1860 May. The original platting of this area entitled, "Grotto Reserve Plat", was drawn and surveyed by Charles E. Paine in May. On October 3 it was recorded with the Providence City Clerk in Plat Book 5, page 6 and on Plat Card 143. See sketch from plat card attached. Note the numbers on lots refer to plat lot numbers, not plat cards.
- 1875 See attached copy of the area from the Providence City Atlas.
- 1878 December 2. Tax Ledger 2.267 and Series C 7.367 show this land belonged to George L. Clarke.
- 1879 March 15. Tax Ledger 2.525 Series E shows this 60,000 sq. ft. valued at \$2 per sq. ft. was transferred to Prescott O. Clarke.
- 1892 Tax rolls list Prescott O. Clarke as the owner.
- 1895 November 20. An "Intent To Build" was filed with the City by Prescott O. Clarke. Certificate #1218 was issued to erect a 2½ story brick dwelling house to be built by Robert Paterson. Clarke & Spalding are listed as the architects. The house was to be located between Blackstone Boulevard and Lincoln Avenue. Estimated cost was \$4,500.
- Atlas of Providence, Plate 33, shows this 60,000sq. ft. of land having no buildings. Prescott O. Clarke owned this 60,000 sq. ft. plus 60,000 sq. ft. on the north side of Clarendon bounding Clarendon, Mound, Blackstone and Grotto.
- 1896 May. Tax Ledger 11.492 Series E shows a building was added to this property. The land was valued at \$3,600 and the unfinished building at \$3,500.
- 1897 The dwelling house was not yet occupied.
- 1898 The Clarkes moved to 203 Blackstone Boulevard which was later renumbered 219 as more building took place in the area and lots were divided.
- 1902 City assessors map shows lot 183 extended from a point on Clarendon St. begining 100' from the corner of Blackstone Blvd. to Grotto Ave. and containing 40,000 sq. ft.

1902 (continued)

Lot 10 was situated at a point on Clarendon Street beginning 50' from Blackstone Blvd. measuring 50' on both Clarendon St. and Lincoln Ave., and 100' on lots 182 and 183. The lot contained 10,000 sq. ft.

Lot 183 measured 50' on Clarendon St. and Lincoln Ave. and bounded 100' on Blackstone Blvd. and lot 10.

1906

February 15. The Board of Aldermen approved M.C. Clarke to locate a barn (carriage house) on Grotto Avenue. At that time all carriage house permits had to be ruled on by the Board of Aldermen because barns involved the housing of animals. The building of houses had no mandatory permit procedure prior to 1923.

1908

City Atlas Plate 10 shows that a house and out-building had been built. The house is shown as being of brick and located in the center of the block between Blackstone Blvd. and Grotto Ave. The main entrance to the house was from Blackstone Blvd. through a foot path or by carriage through what is now Clarendon but was then a narrow lane surrounded by the Clarke property.

The reason for this property being numbered 219 Blackstone Blvd. is because the main entrance faced Blackstone Blvd. Clarendon was not an open street until the late 1940's. Maps indicate that for a certain length of time the main entrance was from Lincoln Avenue.

1916

In 1878 George L. Clarke purchased an extensive amount of property between Blackstone Blvd. and Grotto Ave. In 1885 a certain portion on Magellan St. was sold to the Beckwith Estate by Prescott Clarke. (Tax Ledger D.2,176) In 1912 Prescott and Mary Clarke repurchased a portion at the north-west corner of Magellan and Grotto. (Deed Book 532.136)

On June 4 of 1914 (Deed Book 595.374) a deed was executed to clarify Deed 532.136 and to ensure direct access from the Clarke home on Blackstone Blvd. and Clarendon and this Magellan St. property. In 1917 the Clarkes built a dwelling on the Magellan St. property to house their chauffeur.

1936

November 18. Prescott O. Clarke, son of George L. and Frances Clarke, died at 78 years of age leaving the property to his widow Mary C. Clarke (Vitals Dth. Bk. 34)

1937

April. Mary C. Clarke, widow of Prescott O., became sole owner of the property.

1848

March 23. Cert. #867 Mary Chase Clarke, widow of Prescott, died leaving the property to her children who lived out of Providence.

1949 Until this time the Clarkes owned the 60,000 sq. ft. on either side of Clarendon Street between Blackstone Blvd. and Grotto Ave., for a total of 120,000 sq. ft.

February 1. Deed Book 949.29 Frances Clarke Darling of Bronxville, N.Y.; Barbara Clarke Fuller of Milton, Mass.: and George Leonard Clarke of Belmont, Mass. conveyed the property to Gerald J. Prior and his wife Emma M. The lot measured 200' X 100'. This conveyance was made subject to certain restrictions; one being that the land shall not be subdivided into more than two lots; another being that the land be used exclusively for private residential purposes (one family dwellings). This deed also gives specific data pertaining to the sewer and drains.

At this time the carriage house, located easterly of the main house, was sold to Robert C. Laurelli and his wife Gwendolyn H. who converted said carriage house into a dwelling and connected water and sewer pipes. For more details see Deed Book 949.29 to 949.40.

1949-58 Directories show the property was occupied by Gerald J. Prior (Emma M.), Sports Department, Providence Journal.

1959 Octoner 26. Deed Book 1096.185. Gerald J. and Emma Prior transfered the parcel (100' X 100') to Upton M. Hilleson and his wife Shoshana. He was vice president of Andrew Worsted Mills in Pascoag.

1974 December 6. Deed Book 1184.153 Upton M. and Shoshana Hilleson conveyed the property to David Kitzes and his wife Mary E.

1974-Present- The property is listed as owner-occupied by David L. Kitzes, Physician.