

CLARK AND NIGHTINGALE BLOCK**Address:**

247-259 South Main Street, Providence, Providence County, Rhode Island.

Flat 16, lot 29. West side of South Main Street between Gold and Pever Streets.

Present Owner:

247-249 South Main Street--Charles Z. and Marion S. Alexander

255 South Main Street--Louis and Sadie Hunsford

259 South Main Street--Frank W. and Stella N. Killeen

Present Use:

Business--various tenants

Brief Statement

This is an example of an early 19th century commercial building.

of Significance:**PART I. HISTORICAL INFORMATION****A. Original and Subsequent Owners:**#247 SOUTH MAIN STREET

1811

George C Nightingale et al sell for \$4,000 to

Benjamin Cliffford and Samuel P Allin, merchants, 1 lot and wharf (as they adjoin each other) Bounded: E by Main Street 73'; S by wall of the store of the heirs of John James Clarke to the Channel of the River; W by the Channel; N by a gangway. - Deed Book 35, page 189 in Providence City Hall.

1825

PARTITION: Estate of Samuel Allin. "Benjamin

Clifford vs Hannah Allen et al." Bounded: E/ly on Main Street and extending S/ly 73' to center of partition wall of a store (formerly belonging to heirs of the late John James Clarke) with the N/ly part of said partition wall. S/ly on said store and land, and extending to Channel of River; W/ly on said Channel and N/ly on gangway extending to Main Street to first mentioned corner:...

"We set off to Benjamin Cliffford his full moiety, the remaining part after Hannah)...beginning at a point in the center of the partition wall between the FRONT SOUTH and MIDDLE STORES and about 21' from the S/E corner of said Estate and running W/ly through the center of the partition wall about 40' to the STORE STORE herein set off to heirs of Samuel P Allin. Thence turning and running N/ly by said Store about 4', and 7' by the back wall of the MIDDLE STORE to a point 7' N of said STORE STORE. Thence turning and running W/ly about 48' to a point on a line with the W end of said STORE STORE, and 7' from the N/W corner of the same. Thence turning and running N/ly on a line with said W end of said STORE

STORE about 42' to the gangway, thence turning and running E/ly by said gangway 88' to the W line of Main Street, thence on said Street 53' to the first mentioned corner. - Deed Book 51, page 195 in Providence City Hall.

1836 Benjamin Clifford sells for \$7000 to Ebeneser Wade, a certain lot of land with the Brick and Stone Stores and other improvements, being part of the portion of the Estate formerly owned by me and Samuel N Allen, deceased, which was set off to me in the division of the estate in 1825. - Deed Book 68, page 153 in Providence City Hall.

1837 LIVE RECORD: Eben Wade...W side South Main Street ...Brick and stone with brick partition walls, floors laid in mortar...roof plaistered on the inside. ...about 74' in front and about 40' from front to rear...3 stories high in front and 4 in rear...occupied for a DWELLING HOUSE Volume 16. #6992 (This policy includes THREE units of which #247 South Main Street is the Northmost). Mass. fire insurance records of the Providence Mutual Insurance Company at the Rhode Island Historical Society, Providence, R. I. Vol. 16, policy #6992.

1843 Eben Wade gives to Moses Wood "all my right, title to a certain lot of land with THREE BRICK DWELLING HOUSES on the W/ly side of South Main Street bounded: E by South Main Street 74'; S by Eben Wade (formerly Wm Comstock and Joseph S Cooke 88'; W by Chamuel 74'; N by gangway 88'" [Power St.]. - Deed Book 85, page 261 in Providence City Hall.

1843 Moses Wood sells for \$5300 to Thomas M Burgess a certain lot of land with Dwelling House bounded E by South Main Street 29 1/2'; S by Daniel Bush 88'; W by 12' gangway 29 1/2'; N by gangway (Power St) 88' being the Northmost of three houses and lots conveyed to me by Eben Wade in 1843. - Deed Book 85, page 312 in Providence City Hall.

1843 Thomas M. Burgess, trustee of Sarah C Wade, under direction of Moses Wood sells for \$6000 to Amey C Dorrance the above property, the gang way to be kept open and with well privileges. - Deed Book 85, page 323 in Providence City Hall.

1873 WILL: Amey G Dorrance leaves in trust all her real estate for the benefit of her daughter Mary W D Mauran. - Wills Book 24, page 207 in Providence City Hall.

1910 James L Jenks, trustee u/w Amey G Dorrance sells for \$4600 to Max Levin a certain lot of land with dwelling house bounded: E by South Main St 29'; S by grantee 94'; W by George L Claflin 29'; N by Power Street 94'. - Deed Book 515, page 267 in Providence City Hall.

- 1915 Property was taxed to Samuel Greenman
1926 Taxed to Charles E Alexander
1953 " " Charles E and Marion S Alexander

7249 SOUTH MAIN STREET

- 1811 George C Nightingale to Benjamin Clifford...see Deed Book 35, page 189 (Part South Main Street).
- 1825 Partition of the Estate of Samuel Allen...see #247 South Main Street, Deed Book 51, page 199.
- 1836 Benjamin Clifford to Ebenezer Wade...see #247 South Main Street, Deed Book 66, page 153.
- 1837 FILE RECORD: Eben Wade...V side of South Main Street...Brick and Stone with brick partition walls, Coffers laid in mortar...roof plastered on the inside... about 74' in front and about 40' from front to rear... 3 stories high in front and 4 in rear...occupied for a DWELLING HOUSE (This policy includes THREE units of which #249 South Main Street is the middle unit) - ans. Fire Insurance records of the Providence Mutual Insurance Company at the Rhode Island Historical Society, Providence, R. I. Vol. 16, policy #6792.
- 1843 Eben Wade to Moses Wood...see #247 South Main Street. - Deed Book 65, page 261.
- 1843 Moses Wood, assigns of Eben Wade calls for \$4000 to Daniel Bush a certain lot of land with Brick Dwelling House and other buildings and improvements bounded; I by South Main Street 23 1/2'; S by Property sold this day to Bennett V Wheeler 66'; V by 15' gangway 23 1/2'; N by property sold this day to Thomas Burgess for Sarah G Wade 66'. - Deed Book 65, page 314 in Providence City Hall.
- 1854 Daniel Bush calls the above property for \$6500 to John L. Noyes. - Deed Book 135, page 400 in Providence City Hall.
- 1863 John L. Noyes quit claims to Arba Dime a certain lot of land with Dwelling house and other buildings and improvements, with well privileges...the gangway to be kept open, and is the same conveyed to the grantor by Daniel Bush in 1854. Bounded: E by South Main Street 23 1/2'; N by Amy G Derrance 66'; V by 12' gangway 23 1/2'; S by Bennett V Wheeler 66'; - Deed Book 162, page 361 in Providence City Hall.

The property changed hands several times and was taxed to the following persons in the year designated:

1895 Catherine Hoeman
1908 Max Lewis
1915 Samuel Greenman
1926 Charles S Alexander
1933 Charles S and Marion S Alexander

2211 SOUTH MAIN STREET
Standing in 1885

1881 George C Nightingale et al sold to Benjamin Clifford and Samuel P Allen - See #247 South Main Street, Deed Book 35, page 159.

1885 PARTITION of the Estate of Samuel Allin... Benjamin Clifford vs Hannah Allin et al. "Be set off to Hannah Allin et al beginning at a point in the center of the partition wall (at the S/E corner of said Estate) of a store formerly belonging to John James Clarke and running N to the Channel of the River 146'; thence turning and running N bounded W by the said Channel 74' to a gangway (Power Street) thence turning and running E 56' on said gangway to the W boundary of the property set off to Benjamin Clifford, thence turning and running S 42' and bounded E by said Clifford; thence turning and running E 48', thence S 11', thence E 49', bounded by said Clifford to the Main Street; thence turning and running S on the Main Street 21' to the first mentioned corner. - Deed Book 51, page 195 in Providence City Hall - with a stone and brick store and a copper shop thereon standing.

1837 Joseph P Bismell and wife Louise, in her right, sold for \$1500 to Ebenezer Wade a certain lot of land with the brick and stone store thereon standing, bounded: E by South Main Street 21'; S by partition wall of John James Clarke's heirs stone store 5'; W by now Eben Wade 21'; N by Benjamin Clifford 40', being the same set off to Louise in the division of Real Estate of her father Samuel P Allin, deceased. The property is sold with well privileges and the gangway is to be left open - Deed Book 71, page 26 in Providence City Hall.

- 1837 FIRE RECORD: Eben Wade..W side of South Main Street...Brick and Stone with brick partition walls, floors laid in mortar..roof plaistered on the inside.... about 74' in front and about 40' from front to rear... 3 stories high in front and 4 in rear..occupied for a DWELLING HOUSE.. - Mrs. fire insurance records of the Providence Mutual Insurance Company at the Rhode Island Historical Society, Providence, R. I., Vol. 16, policy #6992. (This policy includes THREE units of which #255-South Main Street is the southernmost unit).
- 1843 Eben Wade to Moses Wood..see #247 South Main Street. - Deed Book 85, page 261.
- 1843 Moses Wood, assignee of Eben Wade, sells for \$3800 to Bennet W Wheeler one certain lot of land with Brick DWELLING HOUSE and other buildings bounded: E by South Main Street 21'; S by Arba Dike 88'; W by 12' gangway 21'; N by Daniel Bush 88', and is part of the real estate conveyed to me by Eben Wade in 1843...gangway to be kept open and with well privileges. - Deed Book 85, page 310 in Providence City Hall.
- 1887 INDENTURE: Bennet R Wheeler and wife Grace D M Wheeler of the 1st part convey to Albert L Andrews of the second part a certain lot of land with a Brick Dwelling House being the same estate conveyed to Bennet W Wheeler from Moses Wood, trustee in 1843. - Deed Book 340, page 393 in Providence City Hall.
- 1889 MORINGALL: Property mortgaged to the Kingston Savings Bank. - Mortgage Book 125, page 257 in Providence City Hall.
- 1895 Kingston Savings Bank sell the property to Samuel Marks. - Deed Book 392, page 141 in Providence City Hall.
- 1899 Simon Weisman, assignee of Samuel Marks sells to Abraham Buchman a certain lot of land with Dwelling House bound: E by South Main Street 21'; S by devisees of Hannah Tucker 88'; W by gangway 21'; N by heirs of Arba Dike 88' with gangway rights on the W and well privileges. - Deed Book 424, page 12 in Providence City Hall.

The property changed hands several times and was taxed to the following persons in the year designated:

- | | |
|------|--------------------------------|
| 1917 | Jacob Tanenbaum |
| 1926 | Schneidel Tanenbaum |
| 1940 | Solomon Tanenbaum |
| 1940 | Louis Himselarb and wife Sadie |

- 1942 Ceremet Properties Inc
1946 City of Providence
1947 Lewis Himelfarb and wife Sadie

259 SOUTH MAIN STREET
Standing in 1815

1815 Oliver Kane and Ephraim Bowen, executors w/v John James Clarke sell for \$9500 to the Lynn Manufacturing Company a certain parcel of land with the building standing thereon. It is the lot on which the large brick store stands, now in the occupancy of Edward Dexter Esq. (here follows the division of ownership in 1/60 units). - Deed Book 36, page 636 in Providence City Hall.

1827 Joseph S Cooke sells for \$236.66 to Henry F Franklin and William Comstock, 2 undivided 3rd parts of 1 undivided 20th part of a certain lot of land with the buildings thereon standing, being the purchased by the persons then comprising the Lynn Cotton Manufacturing Company of O Kane and E Bowen ex w/v John James Clarke (Deed Book 36, page 636-9). 2/3 of 1/20 or 1/60 parts of which therein conveyed to the grantor is hereby conveyed to said H F Franklin and William Comstock, the grantor reserving the other 1/3. - Deed Book 33, page 177 in Providence City Hall.

1840 Henry F Franklin sells for \$1666.97 to William Comstock and Joseph S Cooke in equal proportions as tenants in common 1 undivided 1/3 part of land with all buildings thereon standing purchased by the grantors and the grantees of the persons then composing the Lynn Cotton Mfg Company in 1827...being the estate purchased by said company of O Kane and E Bowen as executors w/v John James Clarke in 1815, together with the wharf since erected on said lot, subject to the right which the public has of passing and repassing over the 2/3 part of said premises now called South Water Street. - Deed Book 76, page 85 in Providence City Hall.

1840 William Comstock and Joseph S Cooke sell for \$3200 to Eben Wade a certain parcel of land with the Brick Building thereon standing bounded: E by South Main Street 26'; S by public gangway (now Gold Street) 68'; W by gangway 26'; N by Eben Wade formerly Clifford and Allen 68'; being part of the estate purchased by grantors of Daniel Lynn et al then comprising the Lynn Cotton

Manufacturing Company and Henry P Franklin in 1840. -
Deed Book 78, page 90 in Providence City Hall.

1841 FIRE RECORD: Eben Wade..South Main Street..W
side..S end of brick block..Brick and Stone..25'x40'..
3 stories high in front and 4 in rear...occupied as a
Dwelling House. - Mrs. fire insurance records of the
Providence Mutual Insurance Company at the Rhode Island
Historical Society, Providence, R. I., Vol. 21, policy
#8802.

1847 Thomas M Burgess, trustee to Sarah G Wade sells
for \$5250 to Nathan B Hall a certain lot of land with
brick Dwelling House bounded: E by South Main Street
26'; S by gangway (now Gold Street) 88'; W by 12' gang-
way 26'; N by Bennet W Wheeler 88'...with use of gangway
and well privileges. - Deed Book 102, page 501 in
Providence City Hall.

1852 Nathan B Hall sells for \$5000 the above property
to Zachariah R Tucker. - Deed Book 126, page 185 in
Providence City Hall.

1853 FIRE RECORD: Zachariah R Tucker..W side South
Main Street...Brick and stone and is South end of block..
26' front and 40' front to rear 3 stories in front and
4 in rear with a slated roof..occupied for a Dwelling
House. - Mrs. fire insurance records of the Providence
Mutual Insurance Company at the Rhode Island Historical
Society, Providence, R. I., Vol. 50, policy #21924.

1887 Edwin Knight executor u/w Hannah A Tucker sells
the above property to George Robinson...being the same
conveyed to Zachariah Tucker by Nathan B Hall in 1852. -
Deed Book 342, page 147 in Providence City Hall.

1892 George Robinson sells this property to John J
Kean. - Deed Book 374, page 350 in Providence City Hall.

1921 John J Kean sells to Shea Lerge a certain lot of
land with Dwelling House bounded: E by South Main Street
26'; S by gangway (now Gold Street) W by 12' gangway 26';
N by Wheeler 88' being the same conveyed to this grantor
by George Robinson in 1892. - Deed Book 613, page 80 in
Providence City Hall.

The property was taxed to the following persons in the
year designated:

- 1932 Shea Large Estate
- 1934 Eugene C Mittum
- 1946 D. H Weston and Company
- 1947 Frederick G Mittum and Eleanor F
- 1951 Frank V Killean and wife Stella H

B. Date of erection: Before 1811, probably after the fire of 1801.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This is an example of an early 19th century masonry commercial building, a row of four separate units.
2. Condition of fabric: The building has been very much altered, especially on the interior, and is in fair condition. The original design is best indicated by the 1843 plan reproduced here.
3. Technical Description of Interior
 1. Over-all dimensions: 100' wide divided into four units of 26', 21', 23 1/2', and 29 1/2' x 40' deep, three stories high, on sloping lot with cellar at ground level in rear.
 2. Foundations: Stone
 3. Wall construction: Brick on the east front and south side, random stone on the north side and the west rear.
 4. Chimneys: Three brick chimneys survive.
 5. Roof: Hip roof with asphalt shingles.
- C. Site: Faces east on a busy commercial street with run-down business buildings and warehouses. Lot slopes down to the rear with basement entrances at the rear. Rear yard used for parking and storage partly enclosed by chain link fence.

Prepared by Antoinette F. Downing and Elvira Gowdy
for the Providence Preservation Society
May 1963

and
Gordon R. Overby
Yale University
May 1963

1801... in bonds for 247-249 and 255
1811... formerly # 379

PROVIDENCE PRESERVATION SOCIETY

Records of
#259 SOUTH MAIN STREET...Brick
Standing in 1815

4/100 of 1/3 of block

1815 Oliver Kane and Ephriam Bowen, executors u/w John Innes Clarke sell for \$5500 to the Lyman Manufacturing Company a certain parcel of land with the building standing thereon. It is the lot on which the large Brick Store stands, now in the occupancy of Edward Dexter Esq..(here follows the division of ownership in 1/60 units)...DB 36.636

1827 Joseph S Cooke sells for \$236.66 to Henry P Franklin and William Comstock, 2 undivided 3rd parts of 1 undivided 20th part of a certain lot of land with the buildings thereon standing, being the purchased by the persons then comprising the Lyman Cotton Manufacturing Company of O Kane and E Bowen ex u/w John Innes Clarke (DB 36.636-9)..2/3 of 1/20 or 3/60 parts of which therein conveyed to the grantor is hereby conveyed to said H P Franklin and William Comstock, the grantor reserving the other 1/3...DB..DB 53.177

1840 Henry P Franklin sells for \$1666.57 to William Comstock and Joseph S Cooke in equal proportions as tenants in common 1 undivided 1/3 part of land with all buildings thereon standing purchased by the grantors and the grantees of the persons then composing the Lyman Cotton Mfg Company in 1827...being the estate purchased by said company of O Kane and E Bowen as executors u/w John InnesClarke in 1815, together with the wharf SINCE erected on said lot, subject to the right which the public has of passing and repassing over the S/E part of said premises now called South Water Street...DB 78.85

1840 William Comstock and Joseph S Cooke sell for \$3200 to Eben Wade a certain parcel of land with the Brick Building thereon standing bounded: E by South Main Street 26'; S by public gangway (now Gold Street) 88'; W by gangway 26'; N by Eben Wade formerly Glifford and Allin 88I; being part of the estate purchased by grantors of Daniel Lyman et al then comprising the Lyman Cotton Manufacturing Company and Henry P Franklin in 1840....DB 78.90

1841 FIRE RECORD: Eben Wade..South Main Street..W side..S end of brick block..Brick and Stone..25'x10'..3 stories high in front and 4 in rear.... occupied as a Dwelling House...Vol 21...#8802

1847 Thomas M Burgess, trustee to Sarah G Wade sells for \$5250 to Nathan B Hall a certain lot of land with brick Dwelling House bounded: E by South Main Street 26'; S by gangway (now Gold Street) 88'; W by 12' gangway 26'; N by Bennet W Wheeler 88'...with use of gangway and well privileges....DB 102.501

1852 Nathan B Hall sells for \$5000 the above property to Zachariah R Tucker ...DB 126.185

more.....

got 10/4... Shows - a wood bldg near WKT sq.

#259 SOUTH MAIN STREET...

2.

- 1853 FIRE RECORD: Zachariah R Tucker...W side South Main Street...Brick and stone and is South end of block...26' front and 40' front to rear 3 stories in front and 4 in rear with a slated roof...occupied for a Dwelling House...Vol 50...#21924
- 1887 Edwin Knight executor u/w Hannah A Tucker sells the above property to George Robindon...being the same conveyed to Zachariah Tucker by Nathan B Halllin 1852...DB 342.147
- 1892 George Robinson sells this property to John J Kean...DB 374.350
- 1921 John J Kean sells to Shea Large a certain lot of land with Dwelling House bounded: E by South Main Street 26'; S by gangway (now Gold Street) W by 12' gangway 26'; N by Wheeler 88' being the same conveyed to this grantor by George Robinson in 1892...DB 613.80
- The property was taxed to the following persons in the year designated?
- 1932 Shea Large Estate
1934 Eugene C McManus
1946 D M Weston and Company
- 1940 Frederick G Mattson and Eleanor F
- 1951 Frank W Killeen and wife Stella N

See notes:

"SOUTH MAIN STREET...West Side...POWER to GOLD STREET"