

1748 - 2000 + 1000 = 3000 in North Street - *REVERSE SIDE* + these  
 1798 - 1000 + 1000 = 2000 in North Street - *CLONE*  
 1801 - 1000 + 1000 = 2000 in North Street - *CLONE*

PROVIDENCE PRESERVATION SOCIETY

#155 in 1866  
 #189 in 1867

Records of

Flat 16  
 Lot 505

#265 SOUTH MAIN STREET...Brick

Part of

COMSTOCK BLOCK...the West side of South Main Street between Gold and Silver Sts

# 265 to #277 | net

1810 Jeremiah Olney, for and asguardian of Joseph Cooke, sells for \$145.45<sup>1</sup>/<sub>2</sub> to Joseph Comstock his 1/11 part of a certain lot of land bounded: E by Water Street 44'; S by Jesse Comstock 128'; W by Jesse and Joseph Comstock 44'; N by 12' gangway that separates it from the large Brick Store of John Iness Clarke...DB 33.28 *60'*

1810 Jospeh Sheldon Cooke, merchant sells his 1/11 part of the above property to Joseph Comstock for \$145...DB 34.111

1810 Jeremiah Olney and wife (daughter and devisee of Governor Nicholas Cooke) sell for \$1309 to Joseph Comstock her 9/111 part of the above property being the same whereon the Mansion House of the late Governor Cooke stood which has been consumed by fire...DB 33.127

1817 Jesse Comstock, mariner, quit claims to Joseph and William Comstock a 11'x44' strip of land bounded: E by Joseph Comstock 44' and N 11' by a gangway...DB 39.474

( In 1817 Lot #505 was owned by Joseph Comstock and in 1824 its boundaries show William, Joseph's brother as owner, though there seems to be no record. Joseph died without issue)

1824 - Police Record Vol 3 H 2675 P.R.  
 1826 -  
 1873

WILL: William Comstock... to my son Richard W Comstock, to my daughter Mary W Almy, and to my daughter Harriet Sprague, each one equal 1/3 part of my house and lot where I now live on South Main Street measuring 22' and extending back 86"...Wills 24.245

1887 Property was taxed to Richard W Comstock

1909 Property was taxed to R W Comstock Land Company

1920 R W ~~Wills~~ Comstock Land Company sells to William Wexler a certain lot of land bounded: E by South Main Street 22.06'; S by Harry Kaminsky 83.745'; W by R W Comstock and Caroline H Bowen 22.065'; N by Gold Street 84.61'...DB592.413

1924 Property was taxed to Jacob Locke and to the following persons in the year designated:

1930	Rose Wexler	1937	George S Baker	1941	Jean Carbone
1932	Park Realty Co	1938	Betsey T Keene	1946	Isidor Shechtman
	1824 P.R. 2675		Wm Comstock		N 1/2 of Double house
	1826 P.R. 2674		23 Grant 4146		3 Stiff + R. D. H.
			#3121-1826		Wm Comstock's Village

200 322 Mont x 41 f l e R , 3st sq. 4 near D.H.

COMSTOCK BLOCKAddress:

265-277 South Main Street, on the west side of  
South Main Street between Gold and Silver Streets,  
Providence, Providence County, Rhode Island.  
Flat 16, Lots 505, 506, 160

Present Owners:

265 South Main Street - Isidor Staechtman  
267 South Main Street - Milton Goldberg  
269-277 South Main Street - Bertha Goldberg,  
wife of Samuel

Present Occupant: Hope Plumbing Supply Company.

Present Use:

Store building.

Brief Statement  
of Significance:

This building is an example of a small block of  
large row houses built about 1810.

PART I. HISTORICAL INFORMATION

## A. Physical History

## 1. Original and subsequent owners:

- a. 265 South Main Street, Flat 16, Lot 505
- 1810 Jeremiah Olney, for and as guardian of Joseph Cooke, sells for \$145.45-1/2 to Joseph Comstock his 1/11 part of a certain lot of land bounded: E by Water Street 44'; S by Jesse Comstock 129'; W by Jesse and Joseph Comstock 44'; N by 12' gangway that separates it from the large Brick Store of John Iness Clarke. - Deed Book 33, page 28, in Providence City Hall.
- 1810 Joseph Sheldon Cooke, merchant sells his 1/11 part of the above property to Joseph Comstock for \$145. - Deed Book 34, page 111, in Providence City Hall.
- 1810 Jeremiah Olney and wife (daughter and devisee of Governor Nicholas Cooke) sell for \$1309 to Joseph Comstock her 9/11 part of the above property being the same whereon the Mansion House of the late Governor Cooke stood which has been consumed by fire. - Deed Book 33, page 127, in Providence City Hall.

COMSTOCK BLOCK

HABS No. RI-228 (Page 2)

- 1817 Jesse Comstock, mariner, quit claims to Joseph and William Comstock a 11'x44' strip of land bounded: E by Joseph Comstock 44'; and N 11' by a gangway. - Deed Book 39, page 474, in Providence City Hall.
- (In 1817 lot #505 was owned by Joseph Comstock and in 1824 its boundaries show William, Joseph's brother as owner, though there seems to be no records of transfer. Joseph died without issue).
- 1873 WILL: William Comstock...to my son Richard V Comstock, to my daughter Mary V Almy, and to my daughter Harriet Sprague, each one equal 1/3 part of my house and lot where I now live on South Main Street measuring 22' and extending back 85'; - Wills Book 24, page 245, in Providence City Hall.
- 1887 Property was taxed to Richard V Comstock
- 1909 Property was taxed to R W Comstock Land Company
- 1920 R W Comstock Land Company sells to William Weidler a certain lot of land bounded: E by South Main Street 28.06'; S by Harry Kaudinsky 83.745'; W by R W Comstock and Corvillie H Bowen 22.065'; N by Gold Street 84.61'. - Deed Book 592, page 433, in Providence City Hall.
- 1924 Property was taxed to Jacob Locks and to the following persons in the year designated:
- 1930 Rose Weidler  
 1932 Park Realty Co  
 1937 George S Baker  
 1938 Betsey T Keene  
 1941 Jean Carbone  
 1946 Isidor Shechtman
- b. 267 South Main Street, Flat 16, Lot 506
- 1783 INCIDENTS: Joseph Cooke et al, of the first part and Hannah Cooke, widow of Nicholas of the second part...to Hannah Cooke her 1/3 part Dover...also 1/2 of a certain lot of land together with 1/2 of the Dwelling House thereon standing, being the late Maudon House of the said Nicholas Cooke, dec. and 1/2 of the appertanances thereto belonging viz: containing all the upright part of the house and all buildings standing on the gangway on the N side of the Estate...to have and to hold for her natural life. Bounded: E by Lower Street 44'; N by

gangway 139'; W by the E boundary of a Store 44'.  
Deed Book 22, page 421, in Providence City Hall.

1810

Jeremiah Olney, for and as guardian of Joseph  
Cooke, sells for \$145.45-1/2 to Joseph Comstock his  
1/11 part of a certain lot of land bounded: E by  
Water Street 44'; S by Jesse Comstock 129'; W by  
Jesse and Joseph Comstock 44'; N by 12' gangway.  
that separates it from the Large Brick Store of  
John I Clarke. - Deed Book 33, page 126, in  
Providence City Hall.

1810

Joseph Sheldon Cooke, merchant, sells his 1/11 part  
of the above property to Joseph Comstock for \$145.  
Deed Book 34, page 111, in Providence City Hall.

1810

Jeremiah Olney and wife (daughter and devisee of  
Governor Nicholas Cooke) sell for \$1309 to Joseph  
Comstock her 9/11 part of the above property being  
the same whereon the Mansion House of the late  
Governor Cooke stood which has been consumed by  
fire. - Deed Book 33, page 127, in Providence City  
Hall.

1817

Jesse Comstock, mariner, quit claims to Joseph and  
William Comstock a 11'x44' strip of land bounded:  
E by Joseph Comstock 44' and N 11' by a gangway.  
Deed Book 39, page 474, in Providence City Hall.

1818

Joseph Comstock sells for \$940 to William Comstock  
a certain lot of land in the S/ly part of Providence,  
beginning 21-1-1/2' N of the lot belonging to Jesse  
Comstock, where his house stands, thence 21-1-1/2'  
S on S Main Street to said Jesse's lot and 1/2  
the Wall of the N end of Jesse's house standing  
on lot hereby conveyed, thence S 6" being 1/2 the  
thickness of the said Wall..bounding S on said  
Jesse's lot about 88'; W by strip of land 22',  
thence E to first mentioned corner. - Deed Book  
42, page 91, in Providence City Hall...."and I  
do further agree that the S wall of the building  
which may be erected by the said William on the  
dividing line between him and me, shall be 1/2  
on my land and 1/2 on his and I shall be at the  
1/2 expense of erecting said dividing Wall..with  
well privileges."

1826

POLICY RECORD: Samuel Eddy..W side South Main Street..  
brick and stone..22' front..40' front to back..3  
stories in front and 4 in rear..being a middle part  
of "Comstock Block"..occupied as Dwelling House.  
Mass fire insurance records of the Providence

CONSTOCK BLOCK

HABS No. RI-228 (Page 4)

Mutual Insurance Company at the Rhode Island Historical Society, Providence, Rhode Island, Vol. 4, policy #3228.

- 1832 Samuel Eddy sells for \$3000 to William Comstock, mariner, a lot of land with DWELLING HOUSE and other buildings thereon standing. Bounded E by South Main Street 22'; S by Jesse Comstock 85'; W by William Comstock 22'; N by William Comstock... it being the same I purchased of William Comstock in 1824. - Deed Book 60, page 479, in Providence City Hall.
- 1873 WILLS: William Comstock.....also I give and devise to Anna L Balch my daughter, the DWELLING HOUSE and lot on the W/ly side of South Main Street where she now lives, being the estate I purchased of Samuel Eddy in 1832. - Wills Book 24, page 245, in Providence City Hall.
- 1874 Property taxed to Anna L Balch.
- 1904 Anna L Balch et al sells to John O'Connor a certain lot of land with a Brick building on the W/ly side of South Main Street between Gold and Silver Streets bounded: E by South Main Street 21-1/2'; S by Charles H Atwood 85'; W by Richard W Comstock 22'; N by Richard Comstock 85'. - Deed Book 459, page 386, in Providence City Hall.
- 1904 John O'Connor sells the above property to Mary Connors wife of Bernard...the property was taxed to the following persons in the year designated:
- 1904 Mary Connors wife of Bernard  
 1910 Mayer Levitt and wife Lena  
 1920 Mrs. Kazinsky and wife Fannie  
 1921 Rose Wexler  
 1932 Park Realty Company  
 1937 Annie M Livscy  
 1938 Milton Goldberger
- c. 269-277 South Main Street, Flat 16, Lot 160.
- 1783 Paul Allen, merchant, et al sell to Joseph Cooke, mariner, executor of the estate of Nicholas Cooke, 1/2 of a certain lot of land in the S/ly part of Town on the W side of the Lower Street. Bounded: N/ly by a 12' gateway and running down into the Salt Water to the Channel of the River, together with 1/2 Dwelling House thereon standing, being the Mansion or Dwelling House of Nicholas Cooke, deceased. - Deed Book 19, page 419, in Providence

City Hall.

- 1786 Joseph Cooke, mariner, sells for 1200 £ lawful Money in good silver to Messrs John I Clarke and Joseph Nightingale, merchants in equal moiety.. 1/2 of a certain piece of land together with 1/2 of the Dwelling House thereon standing, being the late Mansion House of Nicholas Cooke Esq, dec. and 1/2 of other buildings and appertanances thereon standing, being the same as quit claimed to grantor by Paul Allen et al in 1783...bounded W the Channel 86'; N by a 12' gageway; E by the Lower Street 86'...Deed Book 21, page 328, in Providence City Hall.
- 1809 Oliver Kane and Ephriam Bowen, executors u/v John I Clark, sell for \$4,285.90 to Jesse Comstock, merchant the above property..Deed Book 34, page 54, in Providence City Hall.
- 1811 INDENTURE: Jesse Comstock having erected a BRICK HOUSE on the lot he purchased of Oliver Kane and Ephriam Bowen Jr u/v John I Clark in 1809 and hath placed a Brick Wall above the foundation of the N end of said house one foot on the land of Joseph Comstock which he purchased of Jeremiah Olney and Joseph S Cook in 1810...Now this Indenture of 1811...that said Joseph releases to Jesse 6' of the land on which said N Brick Wall stands, the whole length thereof is est..6" in width and 41' back and next adjoining said Jesse's Lott. In CONSIDERATION THE SAID Jesse has released to Joseph all the wall of the N end of said house, both brick and stone which stands on the land of said Joseph not hereby conveyed to the said Jesse,... and it is further covenanted between said parties that the said Joseph shall be permitted to join to the said wall any buildings he may think proper, providing neither party shall take down or do ought to the injury of the said Wall without the consent of the other party. - Deed Book 45, page 380, in Providence City Hall.
- 1824 Ann Comstock lived here. - Providence Directory.
- 1829 POLICY RECORD: Ann Comstock, widow of Jesse..W side of South Main Street Brick..36' front and 40' front to back..3 stories high in front and four in rear..occupied as a Dwelling House. - Mrs fire insurance records of the Providence Mutual Insurance Company at the Rhode Island Historical Society, Providence, Rhode Island, Vol. 7, policy #4031.

- 1844 William, Jesse, Jeremiah, Benjamin, and Joseph Comstock quit claim to Ann Comstock for her natural life a certain lot of land together with the Brick DWELLING HOUSE and other buildings.. "Being all the land grantors inherited from their father Jesse Comstock." - Deed Book 105, page 20, in Providence City Hall.
- 1854 Property is taxed to the heirs of Jesse Comstock.
- 1862 Property is taxed to William, Joseph J & Maria L (w/ Joseph J) Comstock
- 1870 William Comstock et al, as guardians, sell for \$9150 to Orrin A Reed that lot of land with the Brick Dwelling House and all other improvements.. bounded: E by South Main Street 42'; S by a 13' gangway 80' 10"; W by formerly Jesse Comstock 42'; N by William Comstock 82' 5-1/2". - Deed Book 190, page 432, in Providence City Hall.
- 1884 Property was taxed to John R Reed and to the following persons in the year designated:
- 1902 Charles H Atwood
- 1905 Charles H Atwood Estate
- 1906 Bertha Goldberger wife of Samuel
2. Date of erection: c. 1810
3. Notes on alterations and additions: From the deeds and insurance records, the Comstock Block was apparently originally built as a row of three houses. The first floors have since been converted to commercial uses with later store fronts, and the upper floors, at one time divided into apartments, are now unused.
- Prepared by Antoinette F. Downing and Elvira Gowdey  
for the Providence Preservation Society  
May 1962.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This building is a block of three row houses, built about 1810. The ground floor of the building has been completely altered, but the mass of the building preserves its original form, and

original details survive on the upper floors.

2. Condition of fabric: Poor.

B. Technical Description of Exterior

1. Overall dimensions: 82' wide x 40' deep, facing east, three-and-a-half stories, on sloping lot with cellar at ground level in rear. Later two-story rear wing. Block divided with party walls into three units, 22' (three bays), 22' (three bays), and 38' (five bays).
2. Foundations: Granite.
3. Wall construction: Brick, common bond, brick 2-3/4" x 3-1/2" x 7". Narrow mortar joints. Later stone fronts on first floor.
4. Porches, stoops, etc.: Later wood porch on south side, two stories, with stairway to second floor.
5. Chimneys: Eight brick chimneys, in end walls or party walls.
6. Openings:
  - a. Doorways and doors: Two doorways, apparently original, on east front, tops with semicircular stone lintels, later doors.
  - b. Windows and shutters: Double hung wood windows, some six light sash remain, brownstone sills and played lintels. Shutter hardware but no shutters.
7. Roof:
  - a. Shape, covering: Gable roof, shingled.
  - b. Cornice: Simple molded wood cornice.
  - c. Dormers: Low, wide shed roof dormers.

C. Technical Description of Interior

1. Floor plans: First floor remodeled shops, apartments on upper floors, in poor condition and mostly uncoupled. Rooms open off central hallway running north-south.
2. Stairways: Some original stairways in place in upper floors. U-shape with winders, enclosed.



3. Flooring: Wood.
  4. Wall and ceiling finish: Plaster.
  5. Doors and doorways: Panel doors from various periods; complex molded architraves at small scale appear early; later plaster trim on some doorways; some with corner blocks.
  6. Hardware: Miscellaneous later hardware.
  7. Heating: Central heating on first floor. Fireplaces in upper rooms, one-story wood mantels, in principal rooms with cassettes and carved entablature panels.
  8. Lighting: Electric.
- C. Site: Facades east, front and sides on sidewalk line, small yard in rear; in a run-down commercial area.

Prepared by Osmund R. Overby, Architect  
National Park Service  
April 1962.